

Executive Summary Report

Characteristics-Based Market Adjustment for 2006 Assessment Roll

Area Name / Number: Rainier Beach / 22

Previous Physical Inspection: 2005

Improved Sales:

Number of Sales: 594

Range of Sale Dates: 1/2003 - 12/2005

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2005 Value	\$101,400	\$174,800	\$276,200	\$292,900	94.3%	9.87%
2006 Value	\$110,300	\$179,900	\$290,200	\$292,900	99.1%	9.79%
Change	+\$8,900	+\$5,100	+\$14,000		+4.8%	-0.08%
% Change	+8.8%	+2.9%	+5.1%		+5.1%	-0.81%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.08% and -0.81% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2005 or any existing residence where the data for 2005 is significantly different from the data for 2006 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2005 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2005 Value	\$105,600	\$163,600	\$269,200
2006 Value	\$115,000	\$168,200	\$283,200
Percent Change	+8.9%	+2.8%	+5.2%

Number of one to three unit residences in the Population: 3842.

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes located in non waterfront site and building grade greater than 8 had higher average ratio (Assessed Value/ Sales price) than other improvements, so the formula adjusts non water front grade 9 and higher homes upward less than others. Similarly, homes located in sub area 3 had lower average ratio than other homes and formula adjusts these improvements upward more than others.

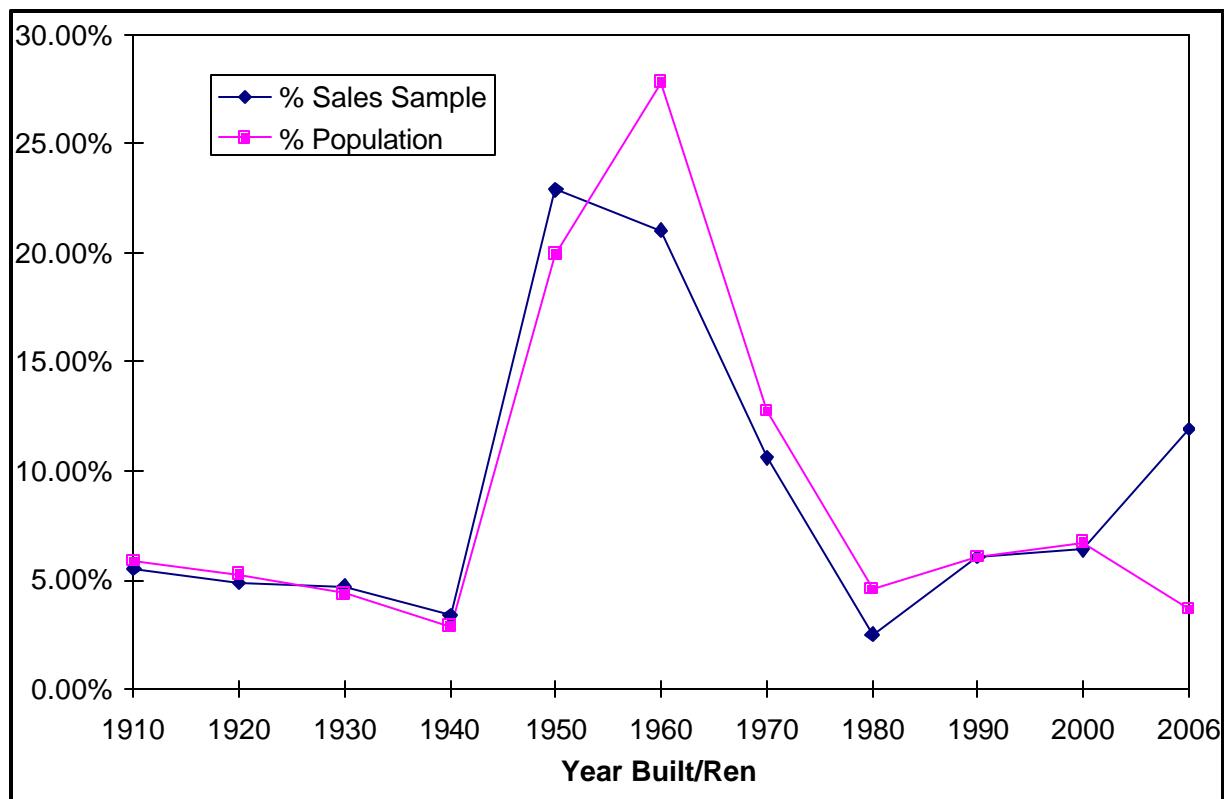
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2006 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	33	5.56%
1920	29	4.88%
1930	28	4.71%
1940	20	3.37%
1950	136	22.90%
1960	125	21.04%
1970	63	10.61%
1980	15	2.53%
1990	36	6.06%
2000	38	6.40%
2006	71	11.95%
	594	

Population		
Year Built/Ren	Frequency	% Population
1910	226	5.88%
1920	203	5.28%
1930	168	4.37%
1940	111	2.89%
1950	766	19.94%
1960	1069	27.82%
1970	490	12.75%
1980	176	4.58%
1990	233	6.06%
2000	259	6.74%
2006	141	3.67%
	3842	

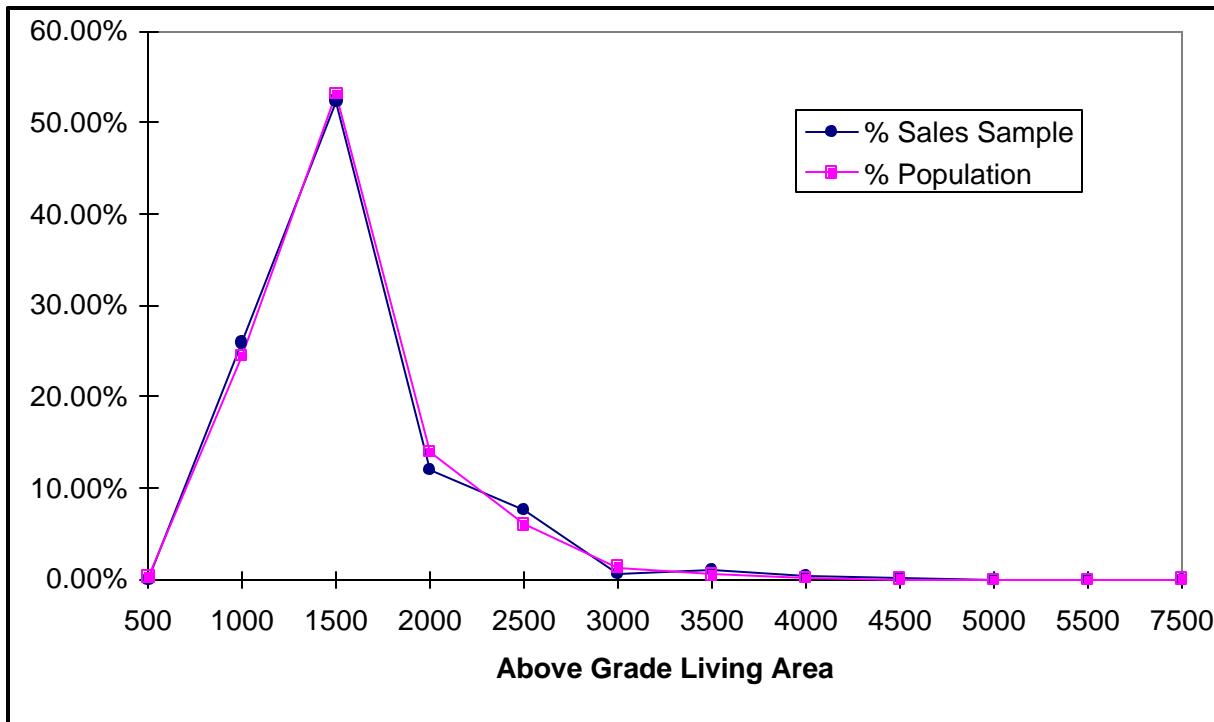


Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	154	25.93%
1500	311	52.36%
2000	71	11.95%
2500	45	7.58%
3000	4	0.67%
3500	6	1.01%
4000	2	0.34%
4500	1	0.17%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	594	

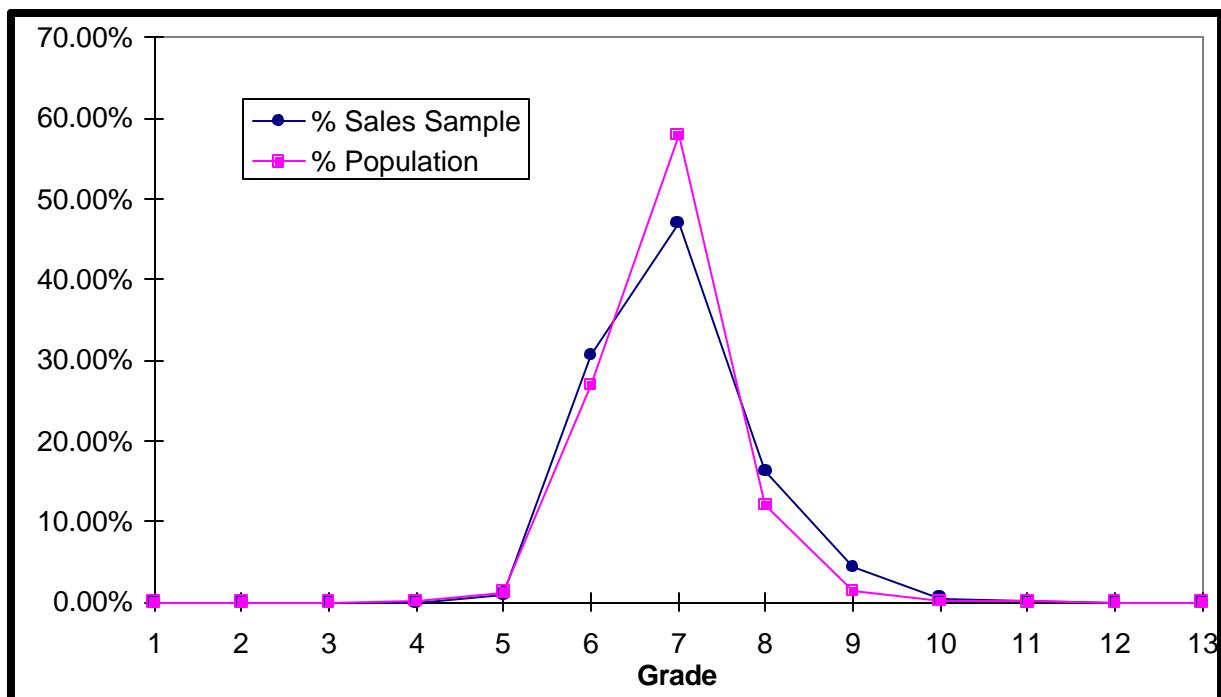
Population		
AGLA	Frequency	% Population
500	11	0.29%
1000	938	24.41%
1500	2040	53.10%
2000	535	13.93%
2500	231	6.01%
3000	53	1.38%
3500	21	0.55%
4000	9	0.23%
4500	2	0.05%
5000	0	0.00%
5500	0	0.00%
7500	2	0.05%
	3842	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

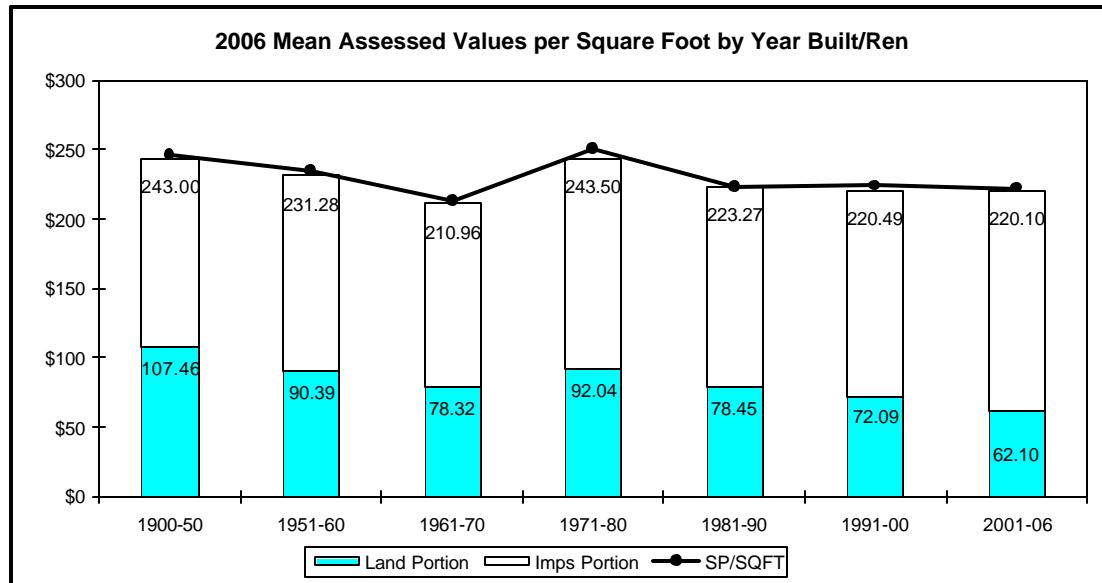
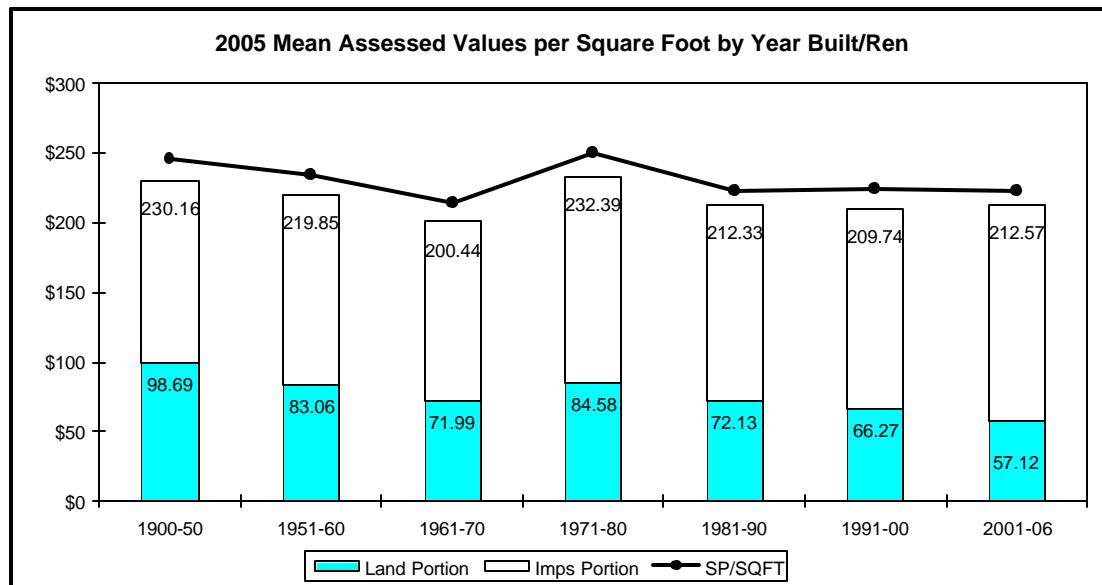
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	5	0.13%
5	6	1.01%	5	47	1.22%
6	182	30.64%	6	1037	26.99%
7	279	46.97%	7	2224	57.89%
8	97	16.33%	8	462	12.02%
9	26	4.38%	9	55	1.43%
10	3	0.51%	10	8	0.21%
11	1	0.17%	11	3	0.08%
12	0	0.00%	12	1	0.03%
13	0	0.00%	13	0	0.00%
594			3842		



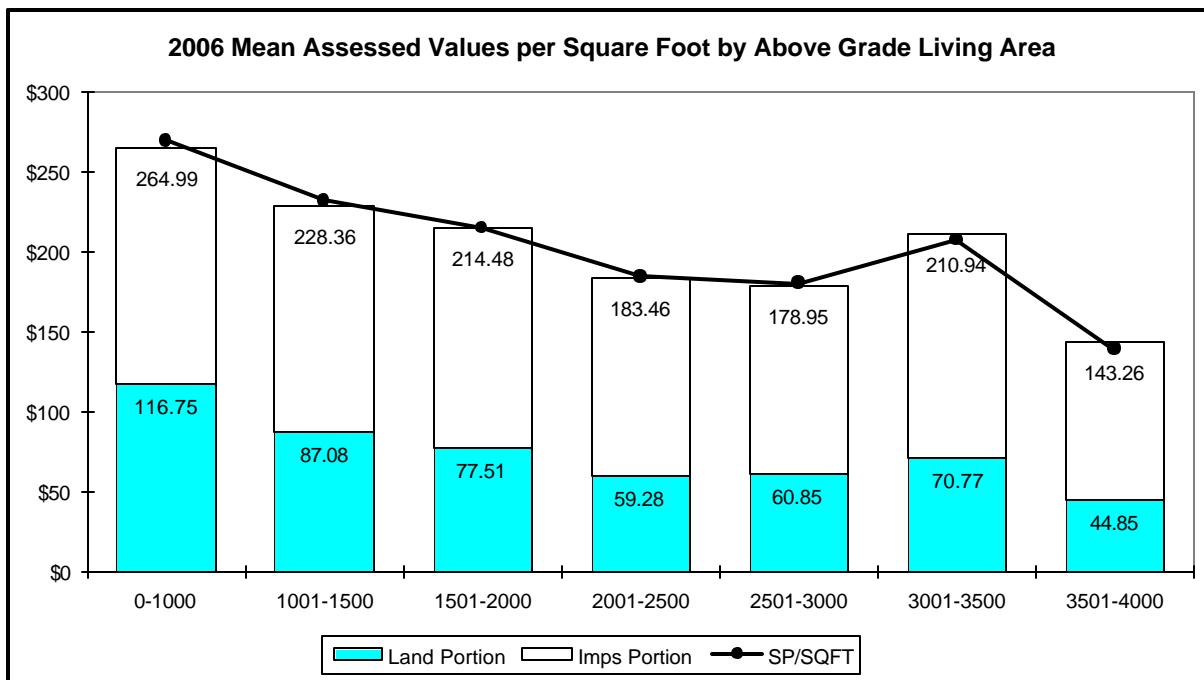
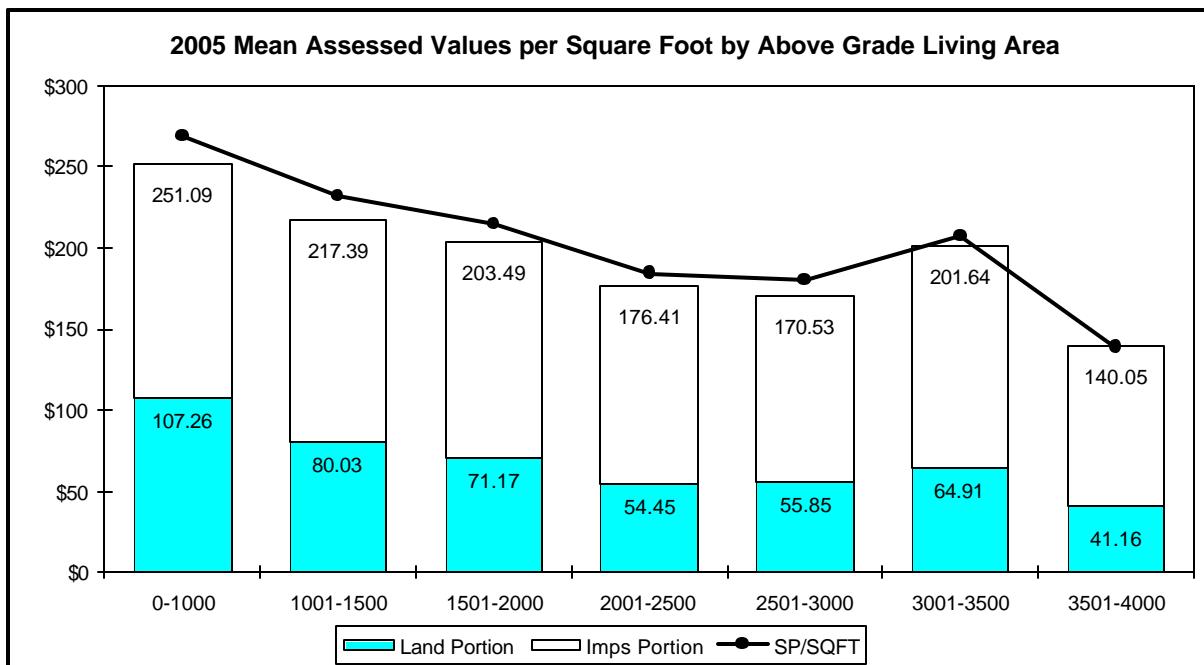
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2005 and 2006 Per Square Foot Values
By Year Built / Renovated**



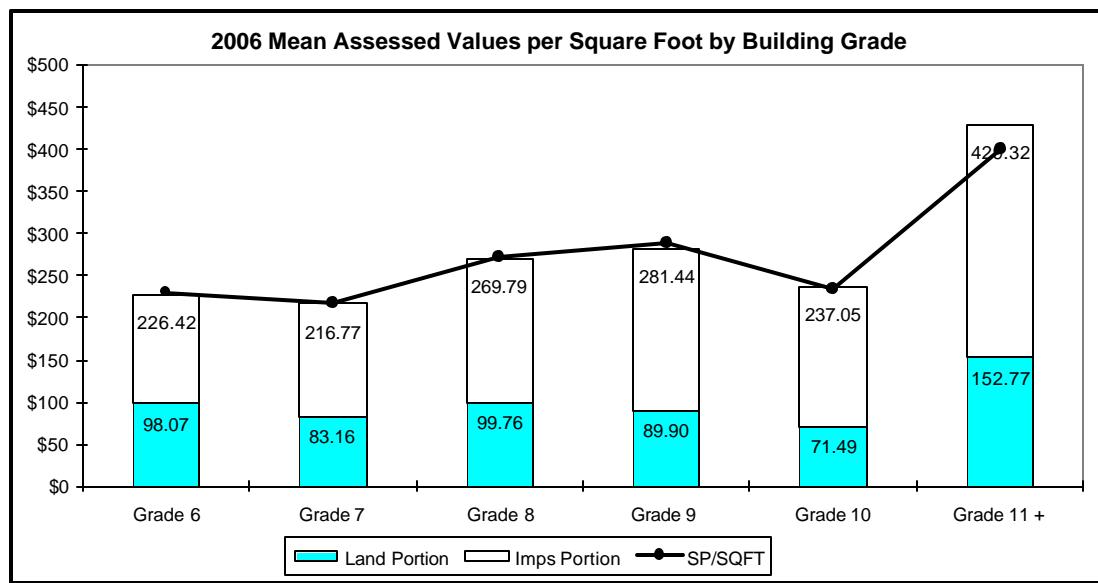
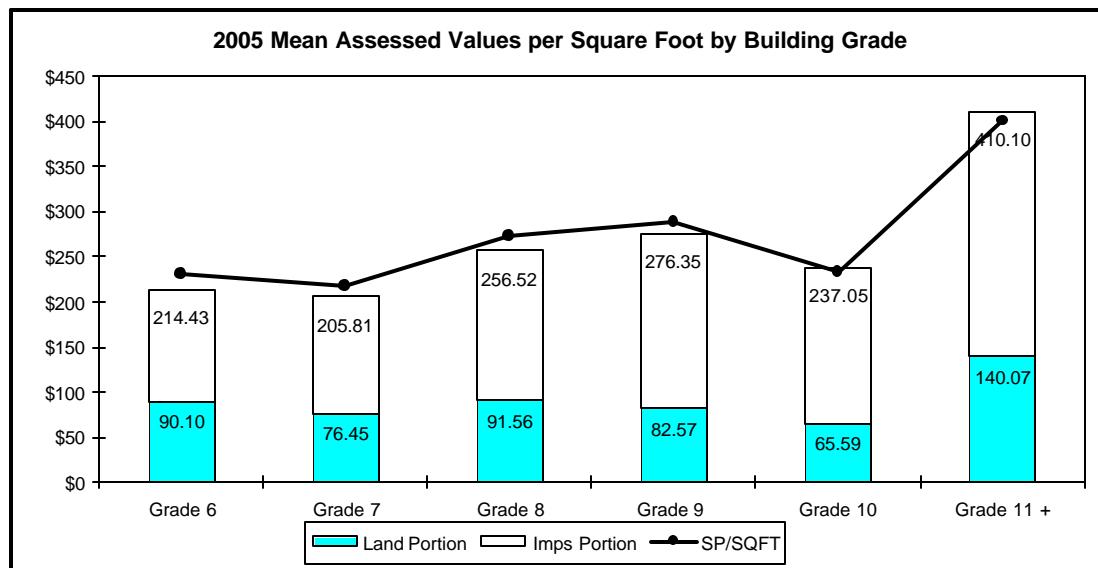
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2005 and 2006 Per Square Foot Values
By Above Grade Living Area**

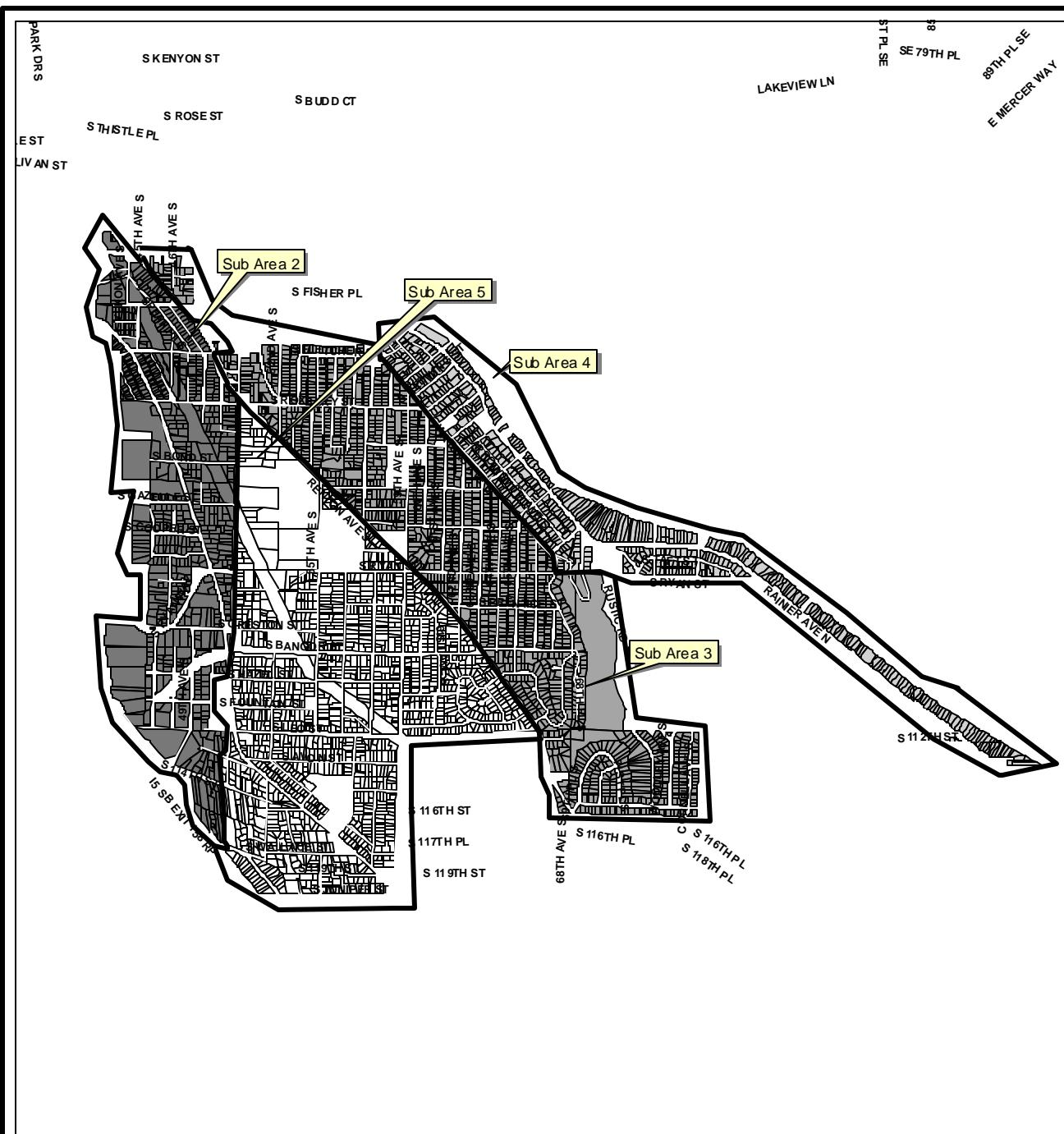


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2005 and 2006 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements. There is only one representation of grade 11 home in sale sample.

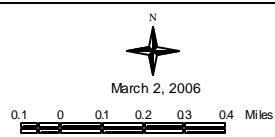


Area 22

Sub Area

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, or consequential damages including, but not limited to, lost revenue or profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

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King County
Department of Assessments

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Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2005 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2005
6. Existing residences where the data for 2005 is significantly different than the data for 2006 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 12 usable land sales available in the area, and their 2005 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 9.302% increase in land assessments in the area for the 2006 Assessment Year. The formula is:

$$2006 \text{ Land Value} = 2005 \text{ Land Value} \times 1.09302, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 594 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes located in non waterfront site and building grade greater than 8 had higher average ratio (Assessed Value/ Sales price) than other improvements, so the formula adjusts non water front grade 9 and higher homes upward less than others. Similarly, homes located in sub area 3 had lower average ratio than other homes and formula adjusts these improvements upward more than others.

The derived adjustment formula is:

2006 Total Value = 2005 Total Value / 0.9549009 -0.01912138 if Sub area 3 + 0.0444193 if Non-waterfront Parcels and building grade greater than 8

The resulting total value is rounded down to the next \$1,000, *then:*

2006 Improvements Value = 2006 Total Value minus 2006 Land Value

An explanatory adjustment table is included in this report.

Other: *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value :

(2006 Total Value = 2005 Roll Total Value *1.051, then

2006 Roll Improvement Value = 2006 Roll Total Value – New Land

*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.

*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2006 Land Value + Previous Improvement Value * 1.029).

*If vacant parcels (no improvement value) only the land adjustment applies.

*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)

*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.

*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.

*If an improvement is coded “% net condition”, Obsolescence” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).

*Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

Mobile Home Update

There is no mobile home in area 22.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 22 Annual Update Model Adjustments

2006 Total Value = 2005 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

4.72%

SubArea 3	Yes
% Adjustment	2.14%

Non waterfront and Grade Greater than 8	Yes
% Adjustment	-4.65%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a non-waterfront building grade greater than 8 improvement would approximately receive a 0.07% upward adjustment (4.72% - 4.65%). There are 34 improvements under this category in the population. 23 out of 34 improvements were sold between 2003-2005.

Similarly, improvements located in subarea 3 would receive 6.76% upward adjustments (4.72% +2.14%). 39% of single family homes in area 22 would get this adjustment.

60% of the population of 1 to 3 Unit Residences in the area 22 are adjusted by the overall alone. There are 3842 parcels with one improvement consisting of 1-3 living units.

Area 22 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 99.1%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
5	6	0.878	0.922	5.0%	0.806	1.037
6	182	0.932	0.984	5.6%	0.969	1.000
7	279	0.945	0.996	5.3%	0.984	1.008
8	97	0.941	0.990	5.2%	0.973	1.007
9	26	0.957	0.976	2.0%	0.952	1.000
10	3	1.017	1.017	0.0%	0.927	1.106
11	1	1.024	1.072	4.7%	N/A	N/A
Year Built or Year Renovated	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1900-1910	33	0.948	1.005	6.0%	0.975	1.034
1911-1920	29	0.945	0.999	5.6%	0.965	1.032
1921-1930	28	0.948	0.997	5.2%	0.957	1.037
1931-1940	20	0.958	1.005	4.9%	0.952	1.057
1941-1950	136	0.930	0.982	5.6%	0.965	1.000
1951-1960	125	0.941	0.990	5.2%	0.971	1.008
1961-1970	63	0.937	0.987	5.3%	0.962	1.012
1971-1980	15	0.928	0.972	4.8%	0.908	1.036
1981-1990	36	0.954	1.003	5.2%	0.980	1.026
1991-2000	38	0.936	0.983	5.0%	0.953	1.013
>2000	71	0.962	0.995	3.4%	0.975	1.016
Condition	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Fair	1	0.745	0.779	4.5%	N/A	N/A
Average	471	0.945	0.991	4.9%	0.982	1.001
Good	116	0.938	0.989	5.4%	0.974	1.003
V.Good	6	0.947	1.001	5.7%	0.925	1.078

Area 22 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 99.1%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Stories	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	432	0.936	0.984	5.2%	0.975	0.994
1.5	73	0.955	1.008	5.6%	0.990	1.027
2	82	0.960	1.002	4.4%	0.982	1.021
2.5	1	0.984	1.028	4.5%	N/A	N/A
3	6	0.961	0.999	3.9%	0.941	1.058
Above Grade Living Area	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<801	67	0.925	0.976	5.5%	0.950	1.002
0801-1000	87	0.941	0.993	5.5%	0.969	1.017
1001-1500	311	0.940	0.987	5.0%	0.976	0.998
1501-2000	71	0.948	0.999	5.4%	0.979	1.020
2001-2500	45	0.957	0.995	4.0%	0.969	1.022
2501-3000	4	0.945	0.992	5.0%	0.942	1.042
3001-4000	8	0.980	1.020	4.1%	0.950	1.090
4001-5000	1	0.989	1.055	6.6%	N/A	N/A
View Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	437	0.938	0.987	5.2%	0.978	0.997
Y	157	0.951	0.997	4.8%	0.982	1.011
Grade 9 & Higher Homes	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Non Waterfront	23	0.994	0.997	0.3%	0.976	1.018
Waterfront	7	0.930	0.973	4.7%	0.893	1.054
Wft Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	570	0.941	0.989	5.1%	0.981	0.997
Y	24	0.956	1.001	4.7%	0.966	1.035

Area 22 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 99.1%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

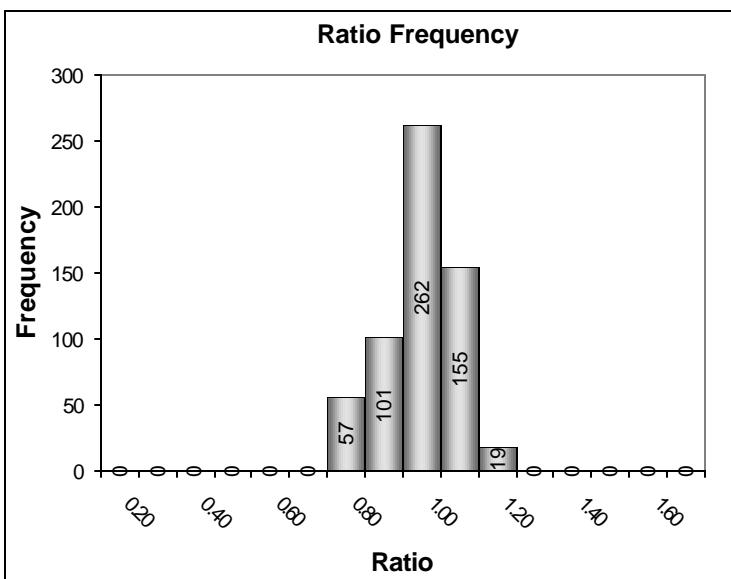
It is difficult to draw valid conclusions when the sales count is low.

Sub	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
2	78	0.960	1.000	4.2%	0.979	1.021
3	237	0.927	0.988	6.5%	0.976	1.001
4	69	0.959	1.000	4.2%	0.980	1.020
5	210	0.944	0.983	4.2%	0.969	0.997
Lot Size	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<3000	17	0.982	1.026	4.4%	0.980	1.072
03000-05000	78	0.949	0.993	4.7%	0.972	1.014
05001-08000	339	0.934	0.984	5.4%	0.974	0.995
08001-12000	126	0.953	0.998	4.7%	0.981	1.015
12001-16000	20	0.935	0.977	4.5%	0.932	1.023
16001-20000	10	0.988	1.035	4.8%	0.994	1.076
20001-30000	2	0.927	0.970	4.7%	-1.028	2.969
30001-43559	2	0.911	0.943	3.6%	0.072	1.814

Annual Update Ratio Study Report (Before)

2005 Assessments

District/Team: WC / Team - 2	Lien Date: 01/01/2005	Date of Report: 3/6/2006	Sales Dates: 1/2003 - 12/2005
Area 22	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	594		
Mean Assessed Value	276,200		
Mean Sales Price	292,900		
Standard Deviation AV	126,148		
Standard Deviation SP	133,835		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.949		
Median Ratio	0.964		
Weighted Mean Ratio	0.943		
UNIFORMITY			
Lowest ratio	0.721		
Highest ratio:	1.189		
Coefficient of Dispersion	7.64%		
Standard Deviation	0.094		
Coefficient of Variation	9.87%		
Price Related Differential (PRD)	1.006		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.953		
Upper limit	0.971		
95% Confidence: Mean			
Lower limit	0.941		
Upper limit	0.957		
SAMPLE SIZE EVALUATION			
N (population size)	3842		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.094		
Recommended minimum:	14		
Actual sample size:	594		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	262		
# ratios above mean:	332		
Z:	2.872		
Conclusion:	Non-normal		



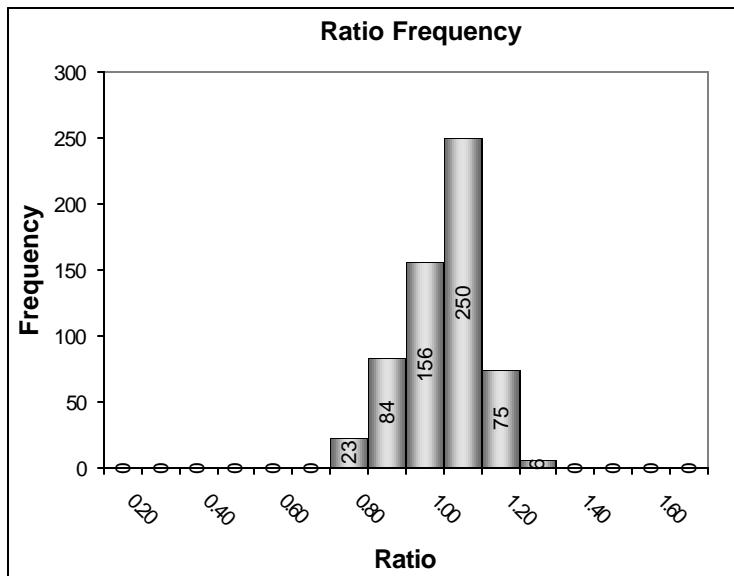
COMMENTS:

1 to 3 Unit Residences throughout area 22.

Annual Update Ratio Study Report (After)

2006 Assessments

District/Team: WC / Team - 2	Lien Date: 01/01/2006	Date of Report: 3/2/2006	Sales Dates: 1/2003 - 12/2005
Area 22	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 594			
Mean Assessed Value	290,200		
Mean Sales Price	292,900		
Standard Deviation AV	130,981		
Standard Deviation SP	133,835		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.998		
Median Ratio	1.011		
Weighted Mean Ratio	0.991		
UNIFORMITY			
Lowest ratio	0.754		
Highest ratio:	1.244		
Coefficient of Dispersion	7.53%		
Standard Deviation	0.098		
Coefficient of Variation	9.79%		
Price Related Differential (PRD)	1.007		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	1.005		
<i>Upper limit</i>	1.019		
95% Confidence: Mean			
<i>Lower limit</i>	0.990		
<i>Upper limit</i>	1.006		
SAMPLE SIZE EVALUATION			
N (population size)	3842		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.098		
Recommended minimum:	15		
Actual sample size:	594		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	260		
# ratios above mean:	334		
Z:	3.036		
Conclusion:	Non-normal		



COMMENTS:

1 to 3 Unit Residences throughout area 22.

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 22
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	032304	9071	04/19/05	187000	700	300	5	1940	3	13050	N	N	10028 BEACON AV S
002	334840	0980	02/07/05	150000	1160	0	5	1952	3	8550	N	N	5005 S 114TH ST
002	681060	0030	03/03/05	180000	730	0	6	1948	3	7257	N	N	10216 BEACON AV S
002	681060	0035	04/19/04	176000	730	0	6	1947	3	6490	N	N	10223 51ST AV S
002	712930	5195	07/22/05	201999	730	0	6	1925	3	3896	N	N	9439 RENTON AV S
002	103500	0115	09/11/03	193000	940	300	6	1924	3	9888	N	N	9704 BEACON AV S
002	547680	0200	01/01/04	250000	950	500	6	1939	4	17157	N	N	4926 S 107TH ST
002	687420	0930	06/24/05	214500	1020	0	6	1938	3	8775	Y	N	10918 49TH AV S
002	785860	0075	06/29/05	223000	1040	0	6	1956	3	9780	N	N	4653 S COOPER ST
002	785860	0070	10/31/05	220000	1050	0	6	1956	3	9780	N	N	4661 S COOPER ST
002	918820	0965	09/29/04	280000	1120	240	6	1910	3	8673	Y	N	9305 48TH AV S
002	334840	1683	09/15/05	208000	1200	0	6	1922	2	9300	Y	N	5001 S 113TH ST
002	547680	0183	09/15/04	196000	1260	0	6	1941	3	6240	N	N	10333 51ST AV S
002	032304	9201	02/21/03	215000	1400	500	6	1947	3	7700	Y	N	9759 BEACON AV S
002	681060	0025	11/09/05	238500	1420	0	6	1947	3	7080	N	N	10217 51ST AV S
002	103500	0010	12/19/05	250000	990	0	7	1937	3	5200	N	N	9679 51ST AV S
002	785860	0035	07/26/04	209000	990	0	7	1967	3	7920	N	N	4614 S COOPER ST
002	414430	0022	11/25/05	272000	1020	1020	7	1961	3	8127	N	N	9922 BEACON AV S
002	032304	9244	12/09/04	265000	1030	580	7	1983	3	11346	Y	N	4707 B S ROXBURY ST
002	785900	0075	06/20/05	300000	1040	350	7	1960	3	20370	N	N	10005 46TH AV S
002	414430	0085	09/19/05	335000	1080	650	7	1988	4	8206	N	N	4840 S GAZELLE ST
002	547680	0201	07/08/04	270500	1100	730	7	1948	4	17157	N	N	4920 S 107TH ST
002	414430	0016	09/02/04	289800	1110	520	7	1988	4	13215	N	N	4831 S GAZELLE ST
002	032304	9087	12/01/05	243000	1130	0	7	1971	3	7275	N	N	10307 51ST AV S
002	103700	0170	12/29/03	229500	1170	970	7	1963	3	8040	N	N	4623 S VICTOR ST
002	032304	9162	08/04/05	246923	1180	0	7	1959	3	8000	N	N	4645 S GAZELLE ST
002	103700	0030	09/09/03	220000	1180	0	7	1960	3	7980	N	N	4714 S VICTOR ST
002	322620	0135	05/12/03	256300	1190	1000	7	1952	3	6900	Y	N	9234 SPEAR PL S
002	212270	0106	10/14/04	257000	1200	600	7	1965	3	5400	N	N	9130 SPEAR PL S
002	032304	9175	05/03/04	220000	1230	0	7	1957	3	8000	N	N	4651 S GAZELLE ST

Improved Sales Used in this Annual Update Analysis
Area 22
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	322620	0240	09/29/04	285500	1230	850	7	1952	3	6844	Y	N	9267 RENTON AV S
002	103700	0100	05/06/05	255000	1260	660	7	1968	3	17280	Y	N	10017 46TH AV S
002	918820	1060	12/18/03	272950	1260	550	7	1968	4	4171	N	N	9370 S ROXBURY ST
002	547680	0064	11/03/03	225000	1270	910	7	1963	3	8550	N	N	10675 47TH AV S
002	322620	0005	09/11/03	270000	1280	660	7	1979	3	6902	Y	N	9234 45TH AV S
002	334840	1705	04/14/04	249500	1280	380	7	1986	3	17681	Y	N	4940 S 114TH ST
002	322620	0035	11/14/05	345000	1340	690	7	1968	3	10879	Y	N	9201 SPEAR PL S
002	103500	0121	08/15/03	235000	1370	415	7	1918	3	8625	N	N	4711 S BOND ST
002	322620	0125	02/17/04	292000	1500	650	7	1957	3	6900	Y	N	9222 SPEAR PL S
002	103500	0071	02/21/05	285000	1540	0	7	1989	3	7662	N	N	9682 BEACON AV S
002	032304	9160	11/28/05	250000	1590	0	7	1959	3	5865	N	N	10029 51ST AV S
002	918820	1070	11/10/05	312500	1690	520	7	1959	3	11232	N	N	9439 49TH AV S
002	547680	0068	11/06/03	282500	1710	1130	7	2003	3	8900	N	N	10709 47TH AV S
002	547680	0069	09/03/03	279950	1710	1130	7	2003	3	7199	N	N	10719 47TH AV S
002	918820	0510	09/30/03	261082	1830	0	7	2004	3	3868	N	N	9322 BEACON AV S
002	032304	9179	01/13/04	269000	1850	400	7	1969	3	9690	Y	N	4801 B S ROXBURY ST
002	414430	0060	07/22/03	275000	2000	800	7	1963	3	11748	Y	N	9756 49TH AV S
002	103500	0015	04/21/05	276000	2180	0	7	1918	3	8450	N	N	9673 51ST AV S
002	032304	9255	05/12/03	289950	2190	0	7	1994	3	7200	N	N	9625 50TH AV S
002	918820	0115	05/26/05	318000	2308	0	7	2005	3	4055	N	N	4419 S SHELL ST
002	918820	0495	04/15/03	250000	2330	0	7	2003	3	3868	N	N	9310 BEACON AV S
002	918820	0120	06/29/05	288365	2352	0	7	2005	3	4055	N	N	4423 S SHELL ST
002	918820	0110	07/25/05	297712	2360	0	7	2005	3	4055	N	N	4415 S SHELL ST
002	918820	0155	10/22/03	272278	2360	0	7	2003	3	4055	N	N	4410 S BENEFIT ST
002	918820	0535	02/21/05	315000	2370	0	7	2002	3	3868	N	N	9342 BEACON AV S
002	918820	0160	03/01/05	299000	2386	0	7	2005	3	4055	N	N	4406 S BENEFIT ST
002	918820	0145	11/25/03	275000	2440	0	7	2003	3	4055	N	N	4418 S BENEFIT ST
002	918820	0950	12/22/04	290000	1050	0	8	2004	3	7694	Y	N	9315 48TH AV S
002	547680	0291	03/29/05	330000	1220	740	8	1998	3	7825	N	N	4718 S 104TH PL
002	547680	0273	03/26/03	330000	1300	1090	8	2003	3	6811	N	N	4804 S RYAN WY
002	547680	0272	03/17/03	316000	1310	980	8	2003	3	6547	N	N	4806 S RYAN WY

Improved Sales Used in this Annual Update Analysis
Area 22
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	032304	9257	12/05/03	310000	1320	950	8	2000	3	10657	N	N	9938 BEACON AV S
002	032304	9261	10/19/04	357000	1320	950	8	1999	4	8260	N	N	9934 BEACON AV S
002	547680	0280	07/23/04	345000	1410	960	8	2003	3	7400	N	N	10436 47TH AV S
002	547680	0280	04/11/03	325000	1410	960	8	2003	3	7400	N	N	10436 47TH AV S
002	547680	0274	05/28/03	327000	1410	960	8	2003	3	6560	N	N	4802 S RYAN WY
002	547680	0271	05/20/03	320000	1440	960	8	2003	3	6552	N	N	4808 S RYAN WY
002	032304	9016	07/19/05	319950	1490	1020	8	1990	3	7555	N	N	10006 BEACON AV S
002	918820	1120	06/10/05	454888	2358	900	8	2005	3	4155	Y	N	4813 A S FLETCHER ST
002	918820	1125	05/13/05	445888	2358	900	8	2005	3	4155	Y	N	4813 B 49TH AV S
002	918820	1130	05/26/05	475888	2358	900	8	2005	3	4155	Y	N	4815 A 49TH AV S
002	918820	1135	02/28/05	445888	2358	900	8	2005	3	4155	Y	N	4815 B 49TH AV S
002	918820	1140	02/11/05	465888	2358	900	8	2005	3	4155	Y	N	4817 A 49TH AV S
002	918820	1155	02/11/05	475888	2358	900	8	2004	3	4155	Y	N	4819 49TH AV S
002	918820	0800	09/24/04	455000	1860	710	9	2004	3	3676	Y	N	9312 46TH AV S
002	918820	0801	11/22/04	467000	1860	710	9	2004	3	2994	Y	N	9316 46TH AV S
002	918820	0795	01/12/04	425000	2120	830	9	2004	3	3847	Y	N	9308 46TH AV S
002	918820	0790	09/21/04	465000	2480	740	9	2004	3	3847	Y	N	9304 46TH AV S
003	189250	0025	02/24/05	160000	510	0	5	1929	4	5396	N	N	5718 S GAZELLE ST
003	712930	2095	06/05/05	190000	1122	0	5	1900	3	6554	N	N	9772 61ST AV S
003	712930	0372	08/12/03	172000	530	0	6	1951	4	5311	N	N	10028 62ND AV S
003	189500	0065	05/02/03	169950	640	200	6	1931	3	5100	N	N	9634 56TH AV S
003	713030	0550	05/28/05	275000	660	0	6	1918	3	8249	Y	N	6410 S RYAN ST
003	712930	2315	09/28/04	175000	680	0	6	1950	3	5650	N	N	9733 60TH AV S
003	712930	4645	04/22/04	209000	690	160	6	1922	3	5600	N	N	5416 S FLETCHER ST
003	387890	0090	09/24/03	237900	730	250	6	1914	3	5650	Y	N	10239 65TH AV S
003	077000	0055	03/24/05	245000	740	740	6	1908	4	4000	N	N	9809 57TH AV S
003	712930	0420	03/12/04	171000	740	0	6	1944	3	5650	N	N	10017 62ND AV S
003	405940	0325	08/01/03	210000	790	0	6	1945	4	6625	N	N	11224 CRESTWOOD DR S
003	405940	0550	03/30/05	267500	790	400	6	1945	4	12400	N	N	11217 CRESTWOOD DR S
003	405940	0715	06/01/05	210000	790	0	6	1944	3	6710	N	N	7315 S 115TH ST
003	406000	0035	05/04/04	229000	790	790	6	1945	4	8721	N	N	11446 71ST PL S

Improved Sales Used in this Annual Update Analysis
Area 22
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	406000	0345	08/04/05	222000	790	0	6	1945	3	6136	N	N	11432 70TH PL S
003	406000	0410	11/20/03	191000	790	250	6	1945	3	6600	N	N	11447 71ST PL S
003	406000	0490	03/25/05	237500	790	0	6	1945	4	6050	N	N	7101 S 115TH ST
003	712930	4386	04/08/05	230000	790	0	6	1954	4	5760	N	N	9307 52ND AV S
003	405940	0010	07/26/05	215000	800	0	6	1944	3	6050	N	N	11410 74TH AV S
003	405940	0160	09/12/05	204950	800	0	6	1944	3	6050	N	N	11404 WOODLEY AV S
003	405940	0190	06/27/05	150000	800	0	6	1944	3	6050	N	N	11428 WOODLEY AV S
003	405940	0235	08/30/05	220000	800	0	6	1944	3	6050	N	N	11417 74TH AV S
003	405940	0250	07/13/05	233500	800	0	6	1944	3	6050	N	N	11405 CORNELL AV S
003	405940	0280	05/11/04	174500	800	0	6	1944	3	6050	N	N	11219 CORNELL AV S
003	405940	0280	01/15/04	162500	800	0	6	1944	3	6050	N	N	11219 CORNELL AV S
003	405940	0295	01/25/03	165000	800	0	6	1944	3	6480	N	N	11207 74TH AV S
003	406000	0265	11/30/04	206500	800	0	6	1945	4	6600	N	N	11460 69TH PL S
003	713130	0045	08/25/04	208000	800	800	6	1908	3	4140	N	N	9638 52ND AV S
003	405940	0635	08/16/05	214000	810	600	6	1945	4	6420	N	N	7128 S 115TH ST
003	405940	0665	06/14/05	267000	810	660	6	1944	3	6050	N	N	7133 S 115TH ST
003	405940	0675	10/07/03	185000	810	300	6	1944	3	6050	N	N	7205 S 115TH ST
003	406000	0060	09/04/03	195000	810	300	6	1945	3	10168	N	N	11426 71ST PL S
003	406000	0150	04/09/04	245000	810	500	6	1945	4	10020	N	N	11445 69TH PL S
003	406000	0215	11/01/05	210000	810	200	6	1945	3	6325	N	N	11408 69TH PL S
003	406000	0405	10/30/03	193500	810	250	6	1945	3	6600	N	N	11451 71ST PL S
003	022304	9075	04/18/05	249950	830	400	6	1949	3	6500	N	N	10442 63RD AV S
003	406000	0380	01/26/05	223000	830	0	6	1945	3	7040	N	N	7006 S 115TH ST
003	405940	0490	12/28/04	181500	840	0	6	1944	3	7030	N	N	11225 WOODLEY AV S
003	712930	3990	03/08/04	212000	840	0	6	1920	3	5500	N	N	9355 55TH AV S
003	712930	3910	04/14/05	273000	860	0	6	1909	4	5500	N	N	9320 55TH AV S
003	712930	0755	12/14/04	200000	870	0	6	1905	3	6554	N	N	9802 60TH AV S
003	405940	0155	10/12/04	236000	880	0	6	1944	4	6050	N	N	11248 WOODLEY AV S
003	405940	0195	07/25/03	184450	880	0	6	1944	3	8175	N	N	7306 S 115TH ST
003	405940	0690	11/12/03	174000	880	0	6	1944	3	6050	N	N	7217 S 115TH ST
003	406000	0240	06/23/04	190000	880	0	6	1945	3	6780	N	N	11440 69TH PL S

Improved Sales Used in this Annual Update Analysis
Area 22
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	406000	0255	08/23/04	170500	880	0	6	1945	3	6240	N	N	11452 69TH PL S
003	406000	0335	06/30/03	165000	880	0	6	1945	3	5992	N	N	11431 70TH PL S
003	406000	0395	05/20/05	204799	880	0	6	1945	3	7040	N	N	7018 S 115TH ST
003	406000	0465	08/10/04	185000	880	0	6	1945	3	6050	N	N	7005 S 115TH ST
003	712930	0195	09/18/03	229900	890	0	6	1941	3	5650	Y	N	10057 64TH AV S
003	712930	0185	06/21/05	349500	910	900	6	1939	4	8475	Y	N	10053 64TH AV S
003	712930	0865	07/03/03	210000	940	0	6	1904	4	6554	N	N	6103 S NORFOLK ST
003	406000	0190	09/26/03	174000	950	0	6	1945	3	7725	N	N	11477 69TH PL S
003	435620	0270	08/26/04	237101	950	0	6	1912	4	5200	N	N	9623 54TH AV S
003	712930	0430	04/29/04	238500	960	0	6	1942	4	5650	N	N	10027 62ND AV S
003	405940	0300	09/12/05	249950	980	0	6	1944	3	5900	N	N	11203 CORNELL AV S
003	712930	0790	12/03/03	199950	980	0	6	1911	3	5650	N	N	9833 62ND AV S
003	252090	0370	08/04/03	180250	990	970	6	1963	3	2752	N	N	10400 RENTON AV S
003	712930	0695	12/21/04	209000	990	0	6	1943	3	5650	N	N	9849 61ST AV S
003	712930	0600	03/05/03	190000	1000	0	6	1941	4	5250	N	N	9912 59TH AV S
003	189500	0040	05/24/04	215000	1040	0	6	1918	3	5100	N	N	9633 57TH AV S
003	712930	0650	10/28/04	218950	1050	0	6	1943	3	6554	N	N	9803 61ST AV S
003	712980	0035	08/18/04	222000	1070	0	6	1942	3	5500	N	N	9755 57TH AV S
003	712930	0640	04/20/05	210000	1080	0	6	1971	3	5250	N	N	9806 59TH AV S
003	405940	0495	09/15/03	202950	1090	0	6	1944	4	7166	N	N	11221 WOODLEY AV S
003	405940	0045	12/28/05	177499	1100	0	6	1944	3	6050	N	N	11438 74TH AV S
003	712930	0680	05/02/03	182000	1100	0	6	1943	3	5650	N	N	9833 61ST AV S
003	806600	0070	10/27/05	207000	1100	0	6	1902	3	7820	N	N	9326 51ST AV S
003	405940	0620	08/23/04	245000	1120	500	6	1945	3	15235	N	N	11423 CRESTWOOD DR S
003	405940	0350	07/28/03	184500	1130	0	6	1945	3	6210	N	N	11244 CRESTWOOD DR S
003	405940	0405	10/25/04	240450	1130	0	6	1945	4	6050	N	N	11426 CRESTWOOD DR S
003	405940	0520	04/01/04	230000	1130	0	6	1944	4	6789	N	N	11201 LAKERIDGE DR S
003	405940	0670	01/16/04	214950	1130	300	6	1944	3	6050	N	N	7201 S 115TH ST
003	406000	0450	10/09/03	183500	1130	0	6	1945	3	6050	N	N	6917 S 115TH ST
003	406000	0495	04/21/04	212000	1130	0	6	1945	4	6050	N	N	7105 S 115TH ST
003	435620	0185	09/06/05	210000	1130	0	6	1907	3	5070	N	N	9667 54TH AV S

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Area 22
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	713130	0046	10/02/03	200000	1130	0	6	1910	3	4514	N	N	9668 RENTON AV S
003	712930	3995	08/11/05	250000	1140	0	6	1950	3	5500	N	N	9359 55TH AV S
003	712930	1035	04/13/04	275004	1150	500	6	1925	3	4633	Y	N	9915 64TH AV S
003	712930	2250	08/25/04	244950	1180	0	6	1950	4	5650	N	N	9748 60TH AV S
003	712930	0465	09/09/04	230000	1190	0	6	1944	4	5876	N	N	10063 62ND AV S
003	806700	0005	07/14/05	300000	1190	150	6	1911	3	11900	N	N	10037 61ST AV S
003	405940	0335	07/21/05	240000	1210	0	6	1945	3	7236	N	N	11232 CRESTWOOD DR S
003	406000	0280	07/19/04	239980	1210	0	6	1945	4	6050	N	N	6916 S 115TH ST
003	712930	4230	04/27/04	240000	1240	300	6	1921	3	8050	N	N	9314 53RD AV S
003	406000	0170	05/13/04	194000	1260	0	6	1945	3	7810	N	N	11461 69TH PL S
003	712930	4725	03/18/04	320000	1270	0	6	1902	5	4950	N	N	9280 56TH AV S
003	712930	2140	03/31/05	209500	1290	0	6	1913	3	5650	N	N	9734 61ST AV S
003	405940	0170	05/16/05	251000	1300	0	6	1944	3	6050	N	N	11412 WOODLEY AV S
003	405940	0050	03/01/05	239000	1330	0	6	1944	4	6050	N	N	11442 CORNELL AV S
003	406000	0245	12/09/05	215000	1330	0	6	1945	3	6325	N	N	11444 69TH PL S
003	406000	0430	09/08/05	262900	1340	0	6	1945	3	6496	N	N	6901 S 115TH ST
003	405940	0075	08/10/04	250000	1370	0	6	1944	4	6050	N	N	11218 CORNELL AV S
003	712930	0735	10/26/04	275625	1390	400	6	1952	4	5650	N	N	9822 60TH AV S
003	022304	9113	02/02/05	255000	1430	0	6	1956	4	5236	N	N	9616 57TH AV S
003	713030	0020	07/01/05	370000	1510	200	6	1911	3	7875	Y	N	10115 WATERS AV S
003	405940	0125	07/24/03	237000	1600	0	6	1944	4	6050	N	N	11224 WOODLEY AV S
003	712930	4015	11/21/05	335000	1680	350	6	1903	4	5500	N	N	9366 54TH AV S
003	387890	0025	02/10/05	350000	1890	0	6	1909	4	5398	Y	N	10225 64TH AV S
003	387890	0145	02/22/05	339000	2140	500	6	1906	4	5650	Y	N	10212 64TH AV S
003	387890	0681	03/30/04	210000	580	0	7	1991	3	6034	Y	N	10410 66TH AV S
003	713030	0045	05/09/05	333000	740	0	7	1948	3	6720	Y	N	10127 WATERS AV S
003	387890	1010	08/26/03	199500	760	0	7	1942	3	5450	N	N	10439 64TH AV S
003	712930	4310	09/17/04	228000	760	150	7	1909	4	5250	N	N	9351 53RD AV S
003	297680	0450	08/17/05	260000	770	240	7	1954	3	8113	N	N	10630 RENTON AV S
003	297680	0035	07/13/04	252000	790	700	7	1955	4	7200	N	N	10722 68TH AV S
003	297680	0060	06/28/05	254000	790	300	7	1955	3	7200	N	N	10752 68TH AV S

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Area 22
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	712930	3675	05/17/04	243000	820	0	7	1923	4	5250	Y	N	9361 57TH AV S
003	712930	2000	10/22/03	249950	840	300	7	1928	3	3480	Y	N	9764 62ND AV S
003	297680	0330	02/09/04	193000	860	0	7	1955	3	6900	N	N	6509 S HAZEL ST
003	713130	0251	11/21/03	225000	880	500	7	1940	3	9000	Y	N	5713 S NORFOLK ST
003	712930	2431	12/04/04	220000	910	0	7	1957	4	4972	N	N	9633 60TH AV S
003	297680	0005	07/14/05	255000	940	940	7	1955	3	7080	N	N	10614 68TH AV S
003	712930	0840	05/06/04	257500	940	350	7	1949	3	5650	N	N	9828 61ST AV S
003	189500	0080	10/31/05	265000	960	0	7	1952	3	5100	N	N	9618 56TH AV S
003	189500	0085	05/23/03	227500	960	0	7	1952	3	5100	N	N	9614 56TH AV S
003	246640	0004	07/28/04	180000	970	600	7	1970	3	3315	N	N	9700 RENTON AV S
003	713030	0315	08/02/04	292000	980	600	7	1950	4	5650	Y	N	10054 65TH AV S
003	387890	0970	01/10/03	217000	1000	0	7	1940	3	5450	N	N	10401 64TH AV S
003	297680	0160	09/14/05	322000	1010	1010	7	1955	3	9912	Y	N	10744 66TH AV S
003	806600	0221	03/16/04	293950	1010	300	7	1903	4	6615	N	N	9337 52ND AV S
003	712930	2015	09/30/03	314000	1020	0	7	1941	4	6000	Y	N	9754 62ND AV S
003	712930	4040	10/02/04	199950	1030	0	7	1949	3	5500	N	N	9340 54TH AV S
003	077000	0121	05/25/05	249950	1040	600	7	1964	3	5000	N	N	9820 RENTON AV S
003	387890	0950	04/03/03	220900	1040	530	7	1941	3	5650	N	N	10420 64TH AV S
003	712930	2535	09/30/05	295000	1040	1100	7	1904	3	6554	N	N	9636 60TH AV S
003	713130	0029	11/29/05	227000	1040	0	7	2004	3	1408	N	N	5117 C S ROXBURY ST
003	713130	0029	07/15/04	195950	1040	0	7	2004	3	1408	N	N	5117 C S ROXBURY ST
003	713130	0035	06/25/04	196500	1040	0	7	2004	3	2643	N	N	5117 A S ROXBURY ST
003	297680	0055	05/26/04	274950	1060	800	7	1955	4	7200	N	N	10746 68TH AV S
003	387290	0060	12/13/05	292500	1070	560	7	1968	3	5650	N	N	9306 52ND AV S
003	712930	4215	08/24/05	239500	1080	0	7	1961	3	5250	N	N	9330 53RD AV S
003	713130	0062	12/01/04	280000	1080	480	7	1965	4	4959	N	N	5301 S ROXBURY ST
003	713130	0063	03/23/05	315000	1080	500	7	1965	3	4959	N	N	5223 S ROXBURY ST
003	387890	0040	08/06/04	296000	1090	570	7	1951	4	5400	Y	N	10237 64TH AV S
003	712930	0155	03/27/03	282000	1090	500	7	1951	3	5650	Y	N	10023 64TH AV S
003	077000	0115	08/11/04	239990	1110	600	7	1964	3	5040	N	N	9828 RENTON AV S
003	297680	0285	06/07/04	264950	1110	500	7	1955	3	8640	N	N	6711 S BANGOR ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	713130	0027	06/28/04	275990	1130	570	7	1984	3	4320	N	N	5121 S ROXBURY ST
003	712930	2450	01/08/03	229950	1140	200	7	1947	3	6554	N	N	9649 60TH AV S
003	712930	4255	12/05/05	280000	1140	800	7	1956	3	4585	Y	N	5309 S FLETCHER ST
003	712980	0061	07/29/04	271000	1140	1140	7	1966	3	6171	N	N	5507 S PILGRIM ST
003	713130	0256	05/28/03	254950	1140	520	7	1965	3	5712	N	N	5735 S COOPER ST
003	387890	0380	11/03/04	350000	1150	1000	7	1955	4	5475	Y	N	10222 WATERS AV S
003	806600	0220	06/20/05	282000	1160	530	7	1978	3	4200	N	N	9333 52ND AV S
003	712980	0007	03/27/05	255000	1170	0	7	1961	3	6324	N	N	9655 57TH AV S
003	112304	9092	05/23/03	235250	1180	840	7	1949	3	4818	N	N	6725 S 116TH PL
003	713030	0175	06/29/04	315000	1180	0	7	1907	3	8521	Y	N	10115 66TH AV S
003	712930	0935	10/30/03	310000	1190	780	7	1956	3	5650	Y	N	9847 63RD AV S
003	022304	9092	06/08/05	265000	1200	720	7	1954	3	5200	N	N	9645 59TH AV S
003	387890	0165	05/11/04	310000	1200	1200	7	1951	3	4620	Y	N	10201 66TH AV S
003	297680	0140	08/28/03	255000	1210	600	7	1955	3	11200	Y	N	10714 66TH AV S
003	189500	0090	11/15/04	254000	1220	1220	7	1950	3	5100	N	N	9610 56TH AV S
003	246640	0030	04/19/05	220000	1230	0	7	1966	3	4750	N	N	9642 53RD AV S
003	387890	0240	03/12/04	275000	1230	0	7	1908	3	5650	Y	N	10222 65TH AV S
003	712930	0770	12/02/03	295000	1250	700	7	1966	4	5650	Y	N	9813 62ND AV S
003	712930	4160	05/26/04	198000	1250	0	7	1955	3	5500	N	N	5318 S ROXBURY ST
003	712930	1085	02/11/05	340000	1260	400	7	1913	3	5650	Y	N	9842 63RD AV S
003	712930	0415	02/12/04	215000	1270	0	7	1959	3	5650	N	N	10011 62ND AV S
003	712930	3665	10/03/05	294000	1280	0	7	1918	3	5250	N	N	9351 57TH AV S
003	712930	0435	10/15/03	220000	1290	0	7	1946	3	5650	N	N	10033 62ND AV S
003	712930	4080	08/16/05	330000	1330	890	7	1993	3	4640	Y	N	5405 S FLETCHER ST
003	713130	0253	06/10/03	240500	1330	400	7	1953	3	6160	N	N	9803 59TH AV S
003	252090	0135	11/08/04	250000	1340	300	7	1946	3	5760	N	N	10243 63RD AV S
003	387890	0510	02/18/03	240000	1350	410	7	1963	3	5300	N	N	10447 WATERS AV S
003	387890	0270	12/09/03	345000	1370	0	7	1926	4	4508	Y	N	6619 S RYAN ST
003	189250	0055	04/21/03	239000	1400	400	7	1950	3	10800	N	N	5742 S GAZELLE ST
003	712930	3580	04/12/05	365000	1400	940	7	2005	3	5250	Y	N	9324 57TH AV S
003	712930	4048	12/08/03	300560	1400	860	7	1995	3	5060	Y	N	9326 54TH AV S

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	712930	3578	03/28/05	365000	1400	940	7	2005	3	5250	Y	N	9330 57TH AV S
003	712930	0346	10/28/03	247000	1440	0	7	1968	3	7875	N	N	10052 62ND AV S
003	387890	0835	06/09/04	332500	1480	0	7	1985	3	5650	Y	N	10406 65TH AV S
003	297680	0030	02/22/05	260000	1520	500	7	1955	3	7200	N	N	10718 68TH AV S
003	713030	0605	05/05/03	315000	1540	1000	7	1957	3	6215	Y	N	10032 64TH AV S
003	713130	0031	11/24/03	225000	1540	0	7	1957	3	5110	N	N	9618 RENTON AV S
003	713130	0032	11/25/03	225000	1540	0	7	1955	3	11622	N	N	9624 RENTON AV S
003	387890	0190	09/30/04	330000	1590	420	7	1949	4	5650	Y	N	10229 66TH AV S
003	189500	0015	04/08/05	395000	1600	0	7	1912	5	5100	N	N	9615 57TH AV S
003	712930	2115	06/11/04	300000	1600	0	7	1913	4	8475	N	N	9746 61ST AV S
003	713030	0110	08/24/04	439000	1610	1530	7	1998	3	7345	Y	N	10116 66TH AV S
003	713030	0170	07/25/05	413000	1620	1540	7	1982	3	8429	Y	N	10055 66TH AV S
003	712930	0525	04/08/03	225000	1630	0	7	1904	3	5650	N	N	10006 61ST AV S
003	252090	0040	08/21/03	317500	1640	0	7	1988	4	14266	N	N	10223 62ND AV S
003	387890	0560	04/29/03	260000	1650	310	7	1949	3	11300	N	N	10424 67TH AV S
003	297680	0230	05/17/05	285000	1720	530	7	1955	3	10620	N	N	10731 68TH AV S
003	387890	0590	11/03/04	345000	1740	480	7	1910	3	5650	Y	N	10403 67TH AV S
003	712930	2325	07/24/03	279000	1740	0	7	1994	3	5650	N	N	9743 60TH AV S
003	297680	0015	03/09/05	287000	1750	700	7	1955	3	7200	N	N	10700 68TH AV S
003	712930	3635	06/10/04	326950	1770	800	7	1907	4	5250	N	N	9321 57TH AV S
003	712930	2340	10/04/05	309000	1810	280	7	1949	3	6554	N	N	9757 60TH AV S
003	022304	9090	11/30/04	350000	1840	500	7	1963	4	10278	N	N	5816 S PILGRIM ST
003	387890	0620	12/22/03	278000	2000	0	7	1989	3	5650	N	N	10433 67TH AV S
003	189250	0040	10/23/05	338900	2020	400	7	1994	3	5400	N	N	5730 S GAZELLE ST
003	022304	9018	07/01/04	\$309,000	2040	0	7	1900	4	9478	N	N	9742 57TH AV S
003	387890	0310	11/08/05	435000	2150	0	7	1954	3	7300	Y	N	10247 WATERS AV S
003	806600	0100	12/29/05	340000	2280	0	7	1963	3	5863	N	N	9414 51ST AV S
003	806600	0120	02/02/05	335000	2280	0	7	1966	3	5720	N	N	9422 51ST AV S
003	806600	0110	01/18/05	355000	2940	0	7	1963	3	7445	N	N	5120 S ROXBURY ST
003	712930	5100	12/02/05	510000	3340	220	7	1966	4	6572	Y	N	9317 51ST AV S
003	806600	0111	01/14/05	345000	3480	0	7	1967	3	7666	N	N	5118 S ROXBURY ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	806600	0030	12/14/05	355000	3740	0	7	1964	3	8875	Y	N	9306 51ST AV S
003	806600	0180	07/11/03	380000	4280	0	7	1969	3	7194	N	N	9343 52ND AV S
003	297680	1025	01/22/04	280000	1040	700	8	1955	3	7911	Y	N	6601 S BANGOR ST
003	414168	0150	07/02/03	274500	1040	770	8	1988	3	5780	N	N	10754 68TH PL S
003	212270	0070	01/13/04	276000	1210	770	8	2000	3	6600	Y	N	9037 46TH AV S
003	246640	0050	11/03/05	307000	1250	600	8	1999	3	4354	N	N	9629 53RD AV S
003	022304	9140	10/20/03	295000	1290	960	8	2000	3	5000	N	N	10220 RENTON AV S
003	435620	0174	06/20/05	352000	1390	860	8	2000	3	5000	N	N	9673 54TH AV S
003	712980	0025	04/14/03	327000	1400	960	8	2003	3	5956	N	N	9731 57TH AV S
003	712980	0024	06/18/05	410000	1400	960	8	2003	3	5956	N	N	9727 57TH AV S
003	712980	0029	04/07/03	330000	1400	960	8	2003	3	5956	N	N	9735 57TH AV S
003	806700	0010	06/28/04	474000	1410	1410	8	1960	5	6600	N	N	5915 S COOPER ST
003	212270	0065	01/05/04	280000	1420	960	8	2003	3	8871	N	N	9035 46TH AV S
003	212270	0063	06/26/03	275000	1420	960	8	2003	3	8300	N	N	9031 46TH AV S
003	387890	0105	07/05/05	499999	1460	1120	8	1954	4	5650	Y	N	10248 64TH AV S
003	387890	0365	04/04/05	430500	1480	0	8	1985	4	8160	Y	N	10202 66TH AV S
003	414168	0100	02/16/05	318500	1510	760	8	1987	3	5760	N	N	10731 68TH PL S
003	712930	1185	12/22/04	450000	1550	1000	8	1955	4	10114	Y	N	9910 64TH AV S
003	414168	0040	11/18/03	259000	1570	0	8	1987	3	5762	N	N	10631 68TH PL S
003	387890	0965	08/18/05	449000	1580	1000	8	1963	3	5650	Y	N	6405 S PRENTICE ST
003	712930	0245	02/27/03	390000	1580	760	8	1995	3	5101	Y	N	10022 63RD AV S
003	414168	0220	01/28/03	280000	1590	600	8	1988	3	5760	N	N	10618 68TH PL S
003	414168	0180	09/23/03	260000	1610	0	8	1987	3	5760	N	N	10738 68TH PL S
003	712930	0806	06/10/04	359500	1620	0	8	1906	3	8249	Y	N	9849 62ND AV S
003	414168	0120	03/22/04	280000	1690	0	8	1987	3	6308	N	N	10747 68TH PL S
003	022304	9056	08/11/04	550000	1710	500	8	1951	4	30830	Y	N	6519 S BANGOR ST
003	387890	0150	01/23/03	384000	1870	620	8	1929	3	5650	Y	N	10208 64TH AV S
003	387890	0360	03/15/04	429950	1930	0	8	1914	4	6000	Y	N	10206 66TH AV S
003	712930	0320	10/13/05	435000	1930	0	8	2001	3	5650	N	N	10049 63RD AV S
003	712930	2065	09/17/03	390000	2030	1360	8	1956	3	8475	Y	N	9745 62ND AV S
003	112304	9205	09/13/04	290000	2270	0	8	1991	3	19818	N	N	11242 RENTON AV S

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	713030	0670	11/02/04	450000	2280	600	8	1928	3	6554	Y	N	10002 64TH AV S
003	806700	0018	08/31/05	375000	2410	0	8	2000	3	5021	N	N	10035 A 61ST AV S
003	712930	2045	01/06/03	430000	3220	0	8	1996	3	5600	Y	N	9723 62ND AV S
003	387890	0280	03/30/05	363000	1540	460	9	1983	4	2250	N	N	10215 WATERS AV S
003	387890	0679	12/18/03	463400	2370	580	9	2003	3	5650	Y	N	10416 66TH AV S
003	387890	0678	10/28/04	512500	2460	230	9	2004	3	5650	Y	N	10422 66TH AV S
004	807300	0025	09/13/05	319000	680	500	6	1922	4	4500	Y	N	10128 WATERS AV S
004	712930	1600	10/28/04	227250	700	0	6	1922	4	6250	Y	N	9853 RAINIER AV S
004	712930	3120	01/19/05	209950	810	0	6	1950	3	4300	N	N	9558 WATERS AV S
004	712930	2860	03/21/05	300000	880	880	6	1953	4	5250	Y	N	6118 S PILGRIM ST
004	737760	0024	03/19/04	214950	960	300	6	1908	3	6120	N	N	9264 LIMA TER S
004	807100	0045	07/27/04	293500	1030	0	6	1921	5	5700	N	N	9313 LIMA TER S
004	807300	0010	11/05/04	198000	1060	0	6	1918	3	4500	Y	N	10116 WATERS AV S
004	712930	1590	10/15/03	243000	1080	0	6	1914	4	6250	Y	N	9847 RAINIER AV S
004	712930	3122	02/19/04	240000	1080	200	6	1922	4	5070	N	N	6007 S REDWING ST
004	712930	3305	12/14/05	275000	1080	600	6	1934	4	6150	N	N	5923 S CARVER ST
004	806900	0225	04/28/04	275000	1090	260	6	1909	3	4601	Y	N	7511 S TAFT ST
004	807000	0135	04/06/04	200000	1200	0	6	1997	3	2523	N	N	9271 ITHACA PLS
004	807100	0040	10/17/03	212000	1200	0	6	1924	3	5304	N	N	9302 WATERS AV S
004	807100	0085	10/12/04	225500	800	800	7	1971	3	3811	N	N	9310 WATERS AV S
004	712930	1935	09/16/05	445000	970	860	7	1939	4	4725	Y	N	9752 WATERS AV S
004	807100	0055	05/03/05	301075	1010	0	7	1925	3	5700	N	N	9321 LIMA TER S
004	712930	2615	11/15/04	329000	1090	0	7	1929	5	4500	N	N	6123 S PILGRIM ST
004	712930	3265	04/14/04	300000	1090	600	7	1950	3	5400	Y	N	6030 S ROXBURY ST
004	807300	0420	06/08/05	416900	1160	1160	7	1956	4	5067	Y	N	7119 S TAFT ST
004	712930	2905	07/23/04	312000	1180	900	7	1958	4	5424	N	N	6023 S ROXBURY ST
004	712930	2810	02/23/04	275000	1220	0	7	1962	3	6240	Y	N	9683 RAINIER AV S
004	712930	3010	08/25/03	328000	1220	900	7	1963	3	5250	Y	N	6126 S KEPPLER ST
004	222040	0050	03/05/03	757000	1260	1100	7	1929	3	9030	Y	Y	10450 RAINIER AV S
004	712930	0010	06/10/04	281000	1260	0	7	1912	3	5250	Y	N	7207 S TAFT ST
004	712930	2865	04/05/04	380000	1270	670	7	1960	4	5250	Y	N	6110 S PILGRIM ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	712930	3135	01/20/05	245000	1280	0	7	1969	4	2380	N	N	9550 WATERS AV S
004	712930	2775	02/18/05	424000	1300	720	7	1964	4	7500	Y	N	6125 S KEPPLER ST
004	712930	1540	07/10/03	319500	1320	500	7	1966	3	7250	Y	N	9803 RAINIER AV S
004	807300	0595	06/21/03	700000	1470	1000	7	1946	4	11657	Y	Y	10132 RAINIER AV S
004	807300	0105	05/24/04	235000	1470	760	7	1919	3	9462	N	N	10015 68TH AV S
004	712930	3315	02/11/04	319000	1490	400	7	1926	4	6150	N	N	6001 S CARVER ST
004	807300	0585	06/24/05	825000	1490	800	7	1948	3	12174	Y	Y	10128 RAINIER AV S
004	713030	1240	06/30/05	359000	1630	1110	7	1960	4	7910	Y	N	9852 ARROWSMITH AV S
004	712930	3055	02/22/03	583000	1750	1780	7	1994	3	2587	Y	Y	9614 RAINIER AV S
004	712930	1549	07/02/04	350000	1800	0	7	1968	4	6250	Y	N	9809 RAINIER AV S
004	807300	0200	05/21/03	250000	1850	0	7	1946	3	8040	N	N	10028 68TH AV S
004	712930	0030	05/24/04	360000	2210	0	7	1910	3	7140	Y	N	7227 S TAFT ST
004	712930	3395	08/11/04	425000	2560	0	7	1906	4	6150	Y	N	6036 S REDWING ST
004	807100	0076	02/21/03	400000	2970	0	7	1902	4	17617	N	N	9320 WATERS AV S
004	222040	0160	08/25/03	610000	780	700	8	1941	4	4800	Y	Y	10664 RAINIER AV S
004	405820	1560	06/22/04	720000	880	0	8	1948	4	8130	Y	Y	10900 RAINIER AV S
004	405820	1580	06/07/05	960552	1170	1150	8	1955	4	5880	Y	Y	10884 RAINIER AV S
004	405820	1525	08/14/03	690000	1230	0	8	1952	4	8000	Y	Y	10932 RAINIER AV S
004	222040	0210	02/14/03	695000	1390	1200	8	2002	3	2740	Y	Y	10818 RAINIER AV S
004	712930	1475	04/22/03	443000	1420	880	8	1968	3	5460	Y	N	9916 WATERS AV S
004	405820	1540	12/17/04	700000	1430	1360	8	1947	3	6188	Y	Y	10856 RAINIER AV S
004	756760	0020	11/08/04	780000	1430	300	8	1932	4	5264	Y	Y	11230 RAINIER AV S
004	806900	0165	05/16/03	360000	1470	1320	8	1959	3	11500	Y	N	7534 S TAFT ST
004	806900	0095	05/20/05	842000	1560	700	8	1930	4	5145	Y	Y	10390 RAINIER AV S
004	807300	0515	05/06/04	700000	1650	0	8	1950	3	9075	Y	Y	10024 RAINIER AV S
004	712930	1578	06/02/03	405000	1670	710	8	1997	3	6250	Y	N	9837 RAINIER AV S
004	712930	1335	10/28/03	650000	1780	570	8	1967	3	1157	Y	Y	9902 RAINIER AV S
004	712930	1900	12/22/03	425000	1890	600	8	1919	4	5650	Y	N	9767 ARROWSMITH AV S
004	756760	0065	04/15/04	871000	2010	1300	8	1966	3	8111	Y	Y	8726 S 113TH ST
004	222040	0010	07/01/03	785000	2020	1000	8	1951	3	5987	Y	Y	10412 RAINIER AV S
004	807300	0630	10/11/03	665000	2020	740	8	1976	3	1715	Y	Y	9924 RAINIER AV S

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Area 22
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	807300	0390	06/01/05	570000	2200	710	8	2000	3	5760	Y	N	7130 S TAFT ST
004	712930	2701	04/18/05	925000	1160	930	9	1948	4	5513	Y	Y	9676 RAINIER AV S
004	712930	1665	03/22/04	730000	1740	990	9	1981	3	1170	Y	Y	9846 RAINIER AV S
004	167840	0056	09/09/05	1199950	1860	1500	9	1973	4	6170	Y	Y	10944 RAINIER AV S
004	712930	1655	08/25/04	805000	1940	0	9	1981	4	1362	Y	Y	9840 RAINIER AV S
004	712930	2920	10/14/04	575000	2260	0	9	2004	3	4237	Y	N	6045 S ROXBURY ST
004	712930	3072	08/13/03	871400	2910	0	9	1983	3	2433	Y	Y	9640 RAINIER AV S
004	712930	3110	04/14/04	940000	3250	0	9	1980	4	2195	Y	Y	9668 RAINIER AV S
004	806900	0229	04/24/03	551000	3300	790	9	1999	3	6910	Y	N	7514 S RYAN ST
004	712930	1899	11/17/04	580000	2070	540	10	2004	3	5650	Y	N	9763 ARROWSMITH AV S
004	713030	1250	06/07/04	527000	2220	1240	10	2001	3	6780	Y	N	9844 ARROWSMITH AV S
004	712930	0042	06/10/04	700000	3828	0	10	2004	3	5250	Y	N	7237 S TAFT ST
004	712930	1288	08/05/03	1230000	3070	880	11	2002	3	8645	Y	Y	10228 RAINIER AV S
005	936870	0191	04/25/05	162000	590	0	5	1942	3	2280	N	N	10826 55TH AV S
005	806800	0551	09/22/05	184950	670	0	5	1950	3	4000	N	N	10512 55TH AV S
005	335240	2251	10/02/03	145000	580	0	6	1942	3	3180	N	N	11732 BEACON AV S
005	936870	0270	09/22/05	205000	580	580	6	1942	3	5082	N	N	5625 S FOUNTAIN ST
005	335240	1085	02/22/05	160000	620	0	6	1942	4	7030	N	N	5355 S AVON ST
005	936870	0095	12/26/03	172000	640	610	6	1918	3	7925	N	N	10623 57TH AV S
005	335240	1725	01/20/05	163750	660	0	6	1946	3	5000	N	N	11206 BEACON AV S
005	936870	0185	12/08/05	236000	660	760	6	1944	3	3792	N	N	10817 56TH AV S
005	936870	0295	08/26/05	255000	660	660	6	1945	5	6600	N	N	10740 56TH AV S
005	335240	0567	06/24/03	175000	670	0	6	1946	3	3600	N	N	5354 S LEO ST
005	087400	0005	03/01/05	190000	680	0	6	1948	3	8280	Y	N	10228 59TH AV S
005	335240	0838	11/01/04	200000	690	0	6	1942	4	6750	N	N	11012 56TH AV S
005	335240	2273	03/07/05	192900	730	0	6	1950	4	6820	N	N	11803 57TH AV S
005	713130	0320	02/02/05	195000	730	0	6	1945	3	8301	N	N	9940 51ST AV S
005	335240	2120	06/23/05	185000	750	0	6	1953	3	8000	N	N	11268 57TH AV S
005	936870	0131	09/16/05	228000	760	100	6	1951	3	4335	Y	N	5503 S BANGOR ST
005	022304	9051	06/20/03	150000	770	0	6	1942	3	15000	N	N	6215 S BANGOR ST
005	335240	0245	10/21/03	215000	770	0	6	1930	4	10000	N	N	10704 53RD AV S

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	335240	0382	09/08/04	240000	770	0	6	1924	4	6000	N	N	5135 S HAZEL ST
005	335240	1735	07/13/05	250000	770	770	6	1946	4	4000	N	N	11210 BEACON AV S
005	087400	0010	10/07/05	225000	780	0	6	1948	4	6000	N	N	10222 59TH AV S
005	252090	0345	09/28/04	198000	780	0	6	1928	4	8300	Y	N	10421 RENTON AV S
005	335240	0566	08/09/05	149350	780	0	6	1946	3	4096	N	N	10821 55TH AV S
005	936870	0294	01/21/04	170000	800	420	6	1946	3	9200	N	N	5604 S FOUNTAIN ST
005	335240	0025	06/20/05	197500	820	0	6	1941	3	7200	N	N	5133 S BANGOR ST
005	936870	0112	09/02/04	206000	840	0	6	1951	4	5400	N	N	5519 S BANGOR ST
005	335240	0260	10/06/03	205000	850	600	6	1952	3	12000	N	N	5319 S HAZEL ST
005	547620	0065	08/12/03	197000	850	0	6	1931	3	6579	N	N	5113 A S RUGGLES ST
005	547620	0192	07/22/04	180000	860	0	6	1935	3	7460	N	N	5147 S CRESTON ST
005	334840	1552	12/15/03	202000	880	0	6	1934	3	14484	Y	N	5309 S AUGUSTA ST
005	335240	0375	05/23/05	225000	880	0	6	1924	3	12000	N	N	5131 S HAZEL ST
005	806800	0534	04/13/05	195000	910	600	6	1950	3	3915	N	N	5522 S BANGOR ST
005	806800	0565	09/30/05	200000	940	0	6	1951	3	10304	N	N	10506 55TH AV S
005	936870	0187	12/05/05	210000	950	0	6	1940	3	7026	N	N	5524 S LEO ST
005	335240	0563	06/21/05	210000	970	0	6	1948	3	7040	N	N	10817 55TH AV S
005	297680	0757	05/05/03	187000	980	0	6	1959	3	7236	N	N	6316 S HAZEL ST
005	547620	0165	02/10/05	231000	1010	900	6	1919	4	8162	N	N	5349 S CRESTON ST
005	547620	0155	10/17/05	264950	1020	1000	6	1947	3	6450	N	N	5357 S CRESTON ST
005	806800	0532	08/27/05	179551	1020	0	6	1950	3	4592	N	N	5516 S BANGOR ST
005	297680	0751	06/11/03	174450	1030	0	6	1959	3	7679	N	N	10631 RENTON AV S
005	297680	0776	03/19/03	179900	1030	0	6	1959	3	6490	N	N	6300 S HAZEL ST
005	335240	2201	04/08/04	202000	1030	0	6	1950	3	4500	N	N	5703 S WALLACE ST
005	334840	1315	09/01/05	241000	1060	0	6	1951	3	9727	N	N	11842 55TH AV S
005	936870	0170	08/16/04	180500	1060	0	6	1950	3	16095	N	N	10747 56TH AV S
005	335240	0005	06/16/03	150000	1080	0	6	1940	3	6825	Y	N	10612 51ST AV S
005	335240	0040	11/28/05	256000	1080	0	6	1940	3	14239	N	N	10619 53RD AV S
005	547620	0135	08/27/04	213000	1100	0	6	1914	3	13630	N	N	5330 S CRESTON ST
005	806800	0110	10/12/04	203500	1110	0	6	1920	3	6000	N	N	10246 57TH AV S
005	936870	0281	02/16/05	215000	1150	360	6	1941	3	6860	N	N	5604 S LEO ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	713130	0224	02/27/03	185000	1170	0	6	1950	4	6122	N	N	9835 RENTON AV S
005	335240	0843	04/14/03	199000	1200	0	6	1925	3	8199	N	N	5619 S LEO ST
005	936870	0341	10/24/03	259000	1220	400	6	1955	4	6900	N	N	10727 59TH AV S
005	806800	0265	07/28/05	256000	1260	0	6	1949	3	7575	N	N	5632 S BANGOR ST
005	806800	0280	03/21/03	285000	1300	0	6	1908	4	10000	N	N	10449 57TH AV S
005	936870	0330	06/25/03	195000	1360	0	6	1958	3	7683	N	N	10715 59TH AV S
005	334840	1584	04/25/03	203000	1400	0	6	1948	3	7300	N	N	5160 S AUGUSTA ST
005	547620	0158	02/10/03	192750	1400	360	6	1910	3	3696	N	N	5359 S CRESTON ST
005	334840	1590	05/20/05	255000	1440	0	6	1948	3	5555	N	N	5150 S AUGUSTA ST
005	297680	0749	07/25/05	170000	1460	0	6	1959	3	7254	N	N	10623 RENTON AV S
005	806800	0580	07/27/04	263488	1930	0	6	1927	3	15064	N	N	10443 56TH AV S
005	297680	0985	06/16/05	229950	790	790	7	1954	3	7200	N	N	6303 S FOUNTAIN ST
005	806800	0535	08/06/04	200000	810	0	7	1951	3	4480	N	N	5512 S BANGOR ST
005	806800	0537	07/23/03	210000	810	170	7	1951	3	6320	Y	N	10528 55TH AV S
005	335240	2071	06/01/05	210000	820	0	7	1955	3	7200	N	N	11229 59TH AV S
005	713130	0083	01/12/05	270000	820	820	7	1912	4	19440	N	N	9669 RENTON AV S
005	297680	0655	11/13/03	175000	860	0	7	1954	3	7200	N	N	10735 63RD AV S
005	335240	1476	03/23/05	190000	860	0	7	1949	3	5000	N	N	11152 BEACON AV S
005	936870	0070	06/23/05	250000	860	0	7	1950	3	15840	N	N	5611 S BANGOR ST
005	806800	0675	01/16/03	203000	880	800	7	1952	3	10488	N	N	10308 55TH AV S
005	547620	0127	07/15/05	258000	900	840	7	1989	3	7784	N	N	5152 S CRESTON ST
005	335240	0855	02/15/05	200000	910	0	7	1980	3	11400	N	N	5717 S LEO ST
005	444040	0230	10/28/04	230000	910	500	7	1955	3	6500	N	N	10708 61ST AV S
005	334840	1553	11/22/05	278250	940	340	7	1950	3	10706	Y	N	11179 BEACON AV S
005	335240	0695	05/02/05	256200	940	0	7	1951	3	11400	N	N	5339 S LEO ST
005	297680	0525	10/24/03	179950	950	0	7	1954	3	6930	N	N	6312 S FOUNTAIN ST
005	297680	0945	06/18/03	211500	950	0	7	1954	3	9520	N	N	6209 S FOUNTAIN ST
005	335240	0795	03/04/04	211950	950	500	7	1931	3	11400	N	N	5360 S AVON ST
005	334840	1592	03/29/05	225000	960	140	7	1947	3	15390	Y	N	11113 BEACON AV S
005	335240	0287	05/05/03	162500	960	0	7	1955	3	7350	N	N	10711 55TH AV S
005	806800	0412	07/05/05	257450	970	700	7	1954	3	4600	N	N	5604 S BANGOR ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	335240	2233	09/04/03	195000	990	800	7	1962	3	6720	N	N	11711 LUTHER AV S
005	056100	0095	02/25/03	169950	1000	0	7	1955	3	5350	N	N	10648 59TH AV S
005	335240	1983	09/12/03	187800	1000	0	7	1958	3	7520	N	N	11237 57TH AV S
005	039300	0010	05/17/05	235000	1010	0	7	1953	3	5200	N	N	10255 RENTON AV S
005	806800	0631	04/15/05	286500	1010	950	7	1994	3	10808	Y	N	10409 56TH AV S
005	334840	1372	12/16/05	315000	1020	720	7	1963	3	9900	N	N	5534 S 119TH ST
005	335240	1077	05/13/05	229500	1040	0	7	1959	3	6168	N	N	5331 S AVON ST
005	936870	0359	12/27/05	239500	1040	0	7	1979	3	9200	N	N	10759 59TH AV S
005	334840	1775	11/14/05	234000	1060	250	7	1953	3	4550	N	N	11019 BEACON AV S
005	335240	0398	11/17/05	265000	1060	300	7	1951	3	6970	Y	N	10711 53RD AV S
005	334840	1440	05/12/04	205000	1070	0	7	1952	3	8400	N	N	5376 S WALLACE ST
005	334840	1451	03/17/05	200000	1070	0	7	1951	3	8400	N	N	5380 S WALLACE ST
005	547620	0123	04/14/03	204000	1070	1020	7	1974	3	6630	N	N	5148 S CRESTON ST
005	335240	1082	03/18/03	244000	1080	576	7	1992	3	7200	N	N	5349 S AVON ST
005	444040	0020	10/06/05	278500	1080	0	7	1957	3	6000	N	N	5920 S EASTWOOD DR
005	126270	0050	06/19/03	209950	1090	0	7	1962	3	13120	N	N	11629 53RD AV S
005	232880	0043	10/19/04	225000	1090	0	7	1957	3	7440	N	N	10217 55TH AV S
005	334840	1382	07/06/05	284000	1090	600	7	1982	3	12662	N	N	5511 S WALLACE ST
005	335240	0015	11/18/05	299795	1090	1000	7	2002	3	7200	N	N	5119 S BANGOR ST
005	806800	0035	07/21/03	304500	1100	900	7	1954	3	10637	Y	N	10221 59TH AV S
005	921840	0024	04/24/03	250000	1100	120	7	1916	3	3600	Y	N	5746 S RYAN ST
005	936870	0045	05/19/03	183000	1100	0	7	1954	3	8200	N	N	10625 59TH AV S
005	335240	0765	08/16/05	335000	1110	1110	7	1954	3	7000	N	N	5558 S AVON ST
005	806800	0710	04/21/04	256000	1110	800	7	1950	3	12760	Y	N	10221 56TH AV S
005	936870	0130	01/11/05	200000	1110	500	7	1951	3	3740	Y	N	5507 S BANGOR ST
005	297680	0550	06/10/03	205000	1130	0	7	1954	3	7200	N	N	10734 63RD AV S
005	334840	1411	03/25/05	245000	1130	1000	7	1956	3	3510	N	N	11633 54TH AV S
005	936870	0385	08/31/05	220000	1130	840	7	1977	3	14381	N	N	10736 57TH AV S
005	334840	1287	02/25/05	246000	1140	0	7	1955	3	7840	N	N	5363 S WALLACE ST
005	936870	0405	03/11/05	190000	1140	0	7	1981	3	9880	N	N	10714 57TH AV S
005	335240	0764	07/11/05	280000	1150	350	7	1953	3	6000	N	N	11027 56TH AV S

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	936870	0370	10/25/05	240000	1160	1160	7	1966	3	7242	N	N	5704 S LEO ST
005	335240	0741	04/18/03	264000	1170	530	7	2003	3	4860	N	N	11013 56TH AV S
005	335240	2246	11/14/05	293000	1180	760	7	1963	3	6360	N	N	11729 LUTHER AV S
005	547620	0137	10/08/03	257000	1180	0	7	1962	3	8280	N	N	5329 S PRENTICE ST
005	432760	0010	04/21/03	254000	1190	600	7	1988	3	13350	N	N	5546 S 120TH ST
005	547620	0132	04/18/03	250000	1190	810	7	1996	3	6720	N	N	5325 S PRENTICE ST
005	022304	9069	08/03/05	303000	1200	0	7	1952	3	8700	N	N	10230 59TH AV S
005	087400	0055	08/19/05	298000	1200	440	7	1951	3	8385	N	N	10229 RENTON AV S
005	232880	0080	11/10/05	340000	1200	1200	7	1958	3	6837	N	N	5339 S RUGGLES ST
005	957810	0250	12/08/04	267000	1210	400	7	1987	3	9613	N	N	11810 56TH PL S
005	713130	0225	10/22/03	263000	1220	0	7	1955	3	7000	N	N	9816 55TH AV S
005	957810	0120	12/01/03	260000	1220	780	7	1988	4	11353	N	N	11853 56TH PL S
005	957810	0200	03/25/04	252500	1220	820	7	1987	3	11910	N	N	11838 56TH PL S
005	297680	0795	09/12/03	270000	1230	1000	7	1962	3	8625	N	N	10654 63RD AV S
005	444040	0005	02/28/03	219900	1230	0	7	1977	3	4160	N	N	10710 59TH AV S
005	334840	1100	08/05/05	238800	1240	0	7	1955	3	7200	N	N	11849 55TH AV S
005	335240	0165	12/22/04	245000	1240	0	7	1969	3	9621	N	N	5323 A S BANGOR ST
005	335240	1890	10/21/04	225000	1250	0	7	1956	3	5000	N	N	11221 LUTHER AV S
005	547620	0045	08/05/03	285900	1260	0	7	1918	4	10605	N	N	5171 S RUGGLES ST
005	936870	0097	04/28/05	335000	1260	900	7	1993	3	7925	N	N	10627 57TH AV S
005	713130	0104	06/26/04	192350	1270	0	7	1938	3	9250	N	N	9674 51ST AV S
005	936870	0205	10/08/04	270000	1290	980	7	1961	3	10556	N	N	10800 55TH AV S
005	297680	0796	07/15/04	180000	1300	0	7	1961	3	5898	N	N	10652 63RD AV S
005	335240	0500	10/09/03	260000	1300	800	7	1961	3	7592	N	N	5140 S LEO ST
005	713130	0080	04/22/05	308000	1300	600	7	1990	3	7261	N	N	9659 RENTON AV S
005	921840	0005	05/06/05	335000	1310	940	7	1967	3	4002	Y	N	10109 RENTON AV S
005	297680	0585	06/30/03	190000	1320	0	7	1954	3	8216	N	N	10655 63RD AV S
005	335240	0865	04/22/04	219950	1320	0	7	1983	3	16605	N	N	11015 59TH AV S
005	921840	0055	11/20/03	300000	1320	600	7	1942	3	5400	Y	N	5738 S RYAN ST
005	335240	0598	04/18/04	260000	1340	780	7	1989	3	7200	N	N	10830 53RD AV S
005	335240	1081	07/26/05	322000	1340	950	7	1993	3	7200	N	N	5347 S AVON ST

Improved Sales Used in this Annual Update Analysis
Area 22
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	232880	0085	04/05/04	245000	1350	1350	7	1957	3	6837	N	N	5345 S RUGGLES ST
005	806800	0517	06/06/03	211000	1350	0	7	1957	3	7300	N	N	5614 S PRENTICE ST
005	335240	0397	09/21/04	283950	1360	260	7	1956	4	5780	N	N	10703 53RD AV S
005	335240	1960	04/08/05	260000	1360	900	7	1963	3	9669	N	N	5615 S AUGUSTA ST
005	432760	0021	07/27/05	339000	1380	1100	7	1942	3	8983	N	N	5570 S JUNIPER ST
005	806800	0165	06/16/03	195000	1380	0	7	1956	3	10000	N	N	10415 59TH AV S
005	334840	1415	11/22/04	239900	1390	0	7	1952	4	7125	N	N	5344 S WALLACE ST
005	334840	1288	10/11/04	198000	1440	0	7	1955	3	10160	N	N	5355 S WALLACE ST
005	713130	0101	05/27/03	210000	1440	700	7	1932	3	5000	N	N	9686 51ST AV S
005	335240	1241	05/24/05	320000	1450	1150	7	1964	4	4500	N	N	11150 LUTHER AV S
005	334840	1098	06/08/04	204000	1460	0	7	1955	3	7200	N	N	11843 55TH AV S
005	334840	1453	11/03/03	275000	1480	0	7	1964	3	28000	N	N	11647 BEACON AV S
005	957810	0240	01/22/04	242000	1480	530	7	1987	3	9661	N	N	11814 56TH PL S
005	547620	0167	07/06/05	259000	1490	0	7	1980	3	6700	N	N	5348 S BANGOR ST
005	547620	0167	04/06/05	226000	1490	0	7	1980	3	6700	N	N	5348 S BANGOR ST
005	806800	0490	06/23/03	215000	1490	0	7	1909	3	8200	N	N	10216 56TH AV S
005	335240	0125	03/18/03	246000	1500	750	7	1959	3	7875	Y	N	10620 51ST AV S
005	957810	0040	01/27/03	217500	1500	0	7	1988	3	9605	N	N	11809 56TH PL S
005	806800	0005	09/15/03	280000	1510	1500	7	1941	3	8190	Y	N	5722 S PRENTICE ST
005	921840	0140	09/01/04	372500	1540	820	7	1963	4	8500	Y	N	5703 S VICTOR ST
005	936870	0406	04/14/04	238000	1560	0	7	1992	3	7303	N	N	10710 57TH AV S
005	335240	0275	06/02/04	176500	1650	0	7	1966	3	9000	N	N	5331 S HAZEL ST
005	547620	0007	10/03/03	270000	1690	1100	7	1968	3	7740	N	N	10206 51ST AV S
005	313860	0020	03/24/03	227000	1700	0	7	1912	3	4000	N	N	10017 RENTON AV S
005	936870	0115	03/03/05	255000	1880	0	7	1983	3	9000	N	N	5520 S HAZEL ST
005	335240	0488	09/16/04	271089	1960	0	7	1985	3	8531	N	N	5145 S FOUNTAIN ST
005	022304	9027	08/24/04	265000	1976	0	7	1910	3	11504	N	N	10443 62ND AV S
005	039300	0350	02/11/05	285000	1030	800	8	1962	4	7400	N	N	10405 60TH AV S
005	039300	0105	05/04/03	265000	1060	460	8	1955	3	6000	N	N	10262 59TH AV S
005	334840	1392	09/10/03	292450	1080	1090	8	1998	3	12306	N	N	5314 S WALLACE ST
005	713130	0234	07/02/03	300000	1130	750	8	2003	3	5070	N	N	9836 55TH AV S

Improved Sales Used in this Annual Update Analysis
Area 22
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	335240	0545	06/23/04	335000	1200	890	8	1999	3	10169	N	N	5327 S FOUNTAIN ST
005	335240	0544	06/13/05	345000	1200	890	8	1999	3	7312	N	N	5331 S FOUNTAIN ST
005	232880	0025	01/29/03	299000	1210	710	8	2002	3	5405	N	N	5423 S RYAN ST
005	039300	0030	12/13/04	299950	1230	1230	8	1957	3	7500	N	N	10314 61ST AV S
005	232880	0030	02/10/03	300000	1250	890	8	2002	3	5600	N	N	5435 S RYAN ST
005	713130	0233	07/10/03	298000	1250	830	8	2003	3	5051	N	N	9832 55TH AV S
005	039300	0050	07/14/04	370000	1270	1270	8	1956	3	10044	Y	N	10300 61ST AV S
005	806800	0725	06/09/03	241850	1270	260	8	1955	3	10672	N	N	10215 56TH AV S
005	444040	0185	06/28/05	378450	1280	1200	8	2005	3	6300	N	N	5927 S FOUNTAIN ST
005	444040	0190	08/22/05	388450	1280	1200	8	2005	3	6250	N	N	5931 S FOUNTAIN ST
005	444040	0140	04/01/05	300000	1294	832	8	2005	3	6120	N	N	5927 S EASTWOOD DR
005	334840	1612	09/15/04	340000	1300	1180	8	2004	3	11331	Y	N	5133 S AVON ST
005	039300	0385	11/03/05	266000	1320	0	8	1956	3	7980	N	N	10426 59TH AV S
005	056100	0010	06/15/05	360000	1330	870	8	1998	3	5375	N	N	10610 59TH AV S
005	022304	9102	11/10/04	282000	1340	240	8	1954	3	8900	N	N	10451 RENTON AV S
005	039300	0040	07/14/05	367500	1400	1400	8	1962	3	6300	N	N	10306 61ST AV S
005	806800	0310	10/07/05	417000	1410	940	8	2003	3	10000	N	N	10421 57TH AV S
005	039300	0090	08/13/03	300000	1440	1400	8	1956	3	6000	N	N	5920 S PRENTICE ST
005	806800	0595	06/28/04	315000	1497	940	8	1999	3	7015	N	N	10437 56TH AV S
005	335240	0844	04/21/05	315000	1500	860	8	1998	3	7200	N	N	5615 S LEO ST
005	232880	0010	10/28/04	292500	1860	540	8	1997	3	4829	N	N	5407 S RYAN ST
005	713130	0232	05/28/03	300000	2040	0	8	2002	3	5091	N	N	9830 55TH AV S
005	334840	1501	01/18/05	333000	2060	0	8	2004	3	11664	N	N	11628 54TH AV S
005	713130	0231	05/09/03	305000	2184	0	8	2002	3	5035	N	N	9824 55TH AV S
005	335240	1036	08/19/04	326500	2300	0	8	2004	3	6435	N	N	11121 59TH AV S
005	335240	0480	11/03/03	415000	2400	0	8	1994	4	17550	N	N	5133 S FOUNTAIN ST
005	334840	1428	12/04/03	327000	1246	916	9	2003	3	8397	N	N	5364 S WALLACE ST
005	334840	1429	01/09/04	329000	1246	916	9	2003	3	8397	N	N	5358 S WALLACE ST
005	334840	1431	02/02/04	329500	1246	916	9	2003	3	11485	N	N	5362 S WALLACE ST
005	334840	1385	04/14/04	337950	1300	1180	9	2004	3	12377	N	N	11828 55TH AV S
005	334840	1314	05/24/04	327000	1300	990	9	2004	3	9642	N	N	11838 55TH AV S

Improved Sales Used in this Annual Update Analysis
Area 22
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	334840	1318	04/29/04	329950	1300	990	9	2004	3	9600	N	N	11846 55TH AV S
005	334840	1319	05/26/04	337950	1300	1180	9	2004	3	10090	N	N	11834 55TH AV S
005	334840	1320	05/11/04	366300	1300	1180	9	2004	3	9605	N	N	11836 55TH AV S
005	335240	0072	10/22/04	370000	1410	960	9	2004	3	11700	N	N	5135 S BANGOR ST
005	335240	0336	02/27/04	330000	2180	0	9	1999	3	8322	N	N	5330 S FOUNTAIN ST
005	334840	1285	01/24/05	400000	2220	1500	9	1956	3	33115	Y	N	5351 S WALLACE ST

Vacant Sales Used in this Annual Update Analysis
Area 22

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
002	334840	1707	04/16/04	59000	13148	Y	N
002	687420	0290	07/23/04	32000	7020	N	N
002	918820	0961	11/19/04	110000	3847	Y	N
003	387890	0679	03/06/03	107500	5650	Y	N
003	387890	0833	05/03/04	160000	5650	Y	N
004	712930	3375	08/10/05	177000	13962	Y	N
004	713030	1215	09/21/05	135000	6949	Y	N
005	022304	9146	06/24/04	90000	5512	N	N
005	126270	0070	06/06/05	80000	9792	N	N
005	806800	0310	01/08/03	85500	10000	N	N
005	806800	0552	05/24/05	95000	8104	N	N
005	936870	0026	01/10/03	75000	3480	N	N



King County
Department of Assessments
King County Administration Bldg.
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(206) 296-5195 FAX (206) 296-0595
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www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: February 15, 2006

TO: Residential Appraisers
FROM: Scott Noble, Assessor

Scott Noble

SUBJECT: 2006 Revaluation for 2007 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No time adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr